




## Briscoe Road, Rainham

**£550,000**

- THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- SITTING ON A QUARTER OF AN ACRE PLOT
- 223' REAR GARDEN
- ORIGINAL PARQUET FLOORING
- EXCELLENT OPPORTUNITY TO REFURBISH/MODERNISE
- 43' FULLY BOARDED LOFT GIVING POTENTIAL LOFT ROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Side Entrance**

Via hardwood door, opening into:

### **Entrance Hall**

Obscure windows to side, loft hatch to ceiling with integral pull-down ladder leading to 43' fully boarded loft with power and lighting, two built in storage cupboards, radiator, original parquet flooring.

### **Reception Room One**

6.72m x 3.96m (22' 1" x 13' 0") Double glazed windows to rear, two radiators, feature exposed brick fireplace, parquet flooring, hardwood door to rear opening to rear garden.

### **Reception Room Two**

2.74m x 2.74m (9' 0" x 9' 0") Double glazed windows to rear, radiator, original parquet flooring.

### **Kitchen**

3.97m x 2.71m (13' 0" x 8' 11") Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled walls, tiled flooring, hardwood framed door to side opening to side and rear garden.



### **Bedroom One**

3.96m x 3.64m (13' 0" x 11' 11") Double glazed bay windows to front, radiator, fitted wardrobes and over bed units, fitted carpet.

### **Bedroom Two**

3.06m x 2.73m (10' 0" x 8' 11") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Three**

2.73m x 2.4m (8' 11" x 7' 10") Double glazed windows to side, fitted shelving units, radiator, fitted carpet.

### **Bathroom**

2.6m x 2.0m (8' 6" x 6' 7") Obscure double glazed windows to side, panelled bath, shower, low level flush WC, hand wash basin, hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approx. 223'. Immediate wrap-around paving, remainder laid to lawn, various bush and plant borders.

### **Detached Block-Built Garage (To side)**

Access to front via metal gate.

### **Front Entrance**

Paved driveway giving multi-vehicle off street parking, small laid to lawn front garden.

