



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Frederick Road, Rainham

£415,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EXTENDED, GIVING TWO RECEPTIONS
- GROUND FLOOR 4 PIECE SHOWER ROOM
- FIRST FLOOR BATHROOM
- 13' x 7' KITCHEN WITH APPLIANCES TO REMAIN
- 15' x 7' ATTACHED GARAGE WITH HUGE POTENTIAL TO CONVERT
- WELL MAINTAINED 55' REAR GARDEN WITH REPLACED FENCING

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GROUND FLOOR

Front Entrance

Via uPVC framed obscure double glazed door opening into:

Entrance Hall

Storage cupboard, radiator, fitted carpet, stairs to first floor.

Reception One

3.57m x 3.34m (11' 9" x 10' 11") Fireplace, radiator, hatch opening into kitchen, fitted carpet.

Reception Two (Open plan from Reception One)

3.32m x 2.75m (10' 11" x 9' 0") Double glazed windows to side, radiator, fitted carpet, uPVC framed double glazed sliding door to rear opening to rear garden.

Kitchen

4.23m x 2.27m (13' 11" x 7' 5") Double glazed windows to side and rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, cooker, washing machine, tumble dryer, breakfast bar area, fridge, worktop dishwasher, microwave, built-in storage cupboard, radiator, fitted carpet, uPVC door to side opening to side and rear garden.



Ground Floor Shower Room

2.4m x 2.28m (7' 10" x 7' 6") Obscure double glazed windows to front, low-level flush WC, hand wash basin set on base units, shower cubicle, bidet, radiator, tiled walls, fitted carpet.

FIRST FLOOR

Landing

Via split-level stairs, loft hatch to ceiling, fitted carpet.

Bedroom One

3.17m (Into fitted wardrobes) x 3.15m (10' 5" x 10' 4") Double glazed windows to rear, fitted wardrobes and vanity unit, radiator, fitted carpet.

Bedroom Two

3.09m x 2.71m (10' 2" x 8' 11") Double glazed windows, radiator, fitted carpet.

Bedroom Three

3.19m x 2.28m (10' 6" x 7' 6") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.69m x 2.0m (8' 10" x 6' 7") Obscure double glazed windows to side, low level flush WC, hand wash basin, panelled bath, built-in storage cupboard, radiator, tiled walls, fitted carpet.

EXTERIOR

Rear Garden

Approximately 55' Immediate wrap-around patio, remainder laid to lawn with bush and plant borders, access to front via metal gate.

Attached garage

4.76m x 2.3m (15' 7" x 7' 7") Garage housing metres, boiler and fuse box, power and lighting, uPVC door to side, up and over door to front.

Front Exterior

Laid to lawn front garden with bush and plant borders, remainder paved giving off street parking.