



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		85
(69 to 80)	C		
(55 to 68)	D	67	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C		
(55 to 68)	D	67	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Palmerston Road, Rainham

Offers in Excess of £350,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE
- OPEN PLAN LIVING
- CONSERVATORY
- CUL-DE-SAC LOCATION
- SOUGHT AFTER NORTH RAINHAM
- OFF STREET PARKING





GROUND FLOOR

Front Entrance

Via composite door into:

Lounge

5.1m x 4.21m (16' 9" x 13' 10") Coving to ceiling, double glazed windows to front, radiator to front, wood grain effect laminate flooring, under-stairs storage cupboard, stairs to first floor.

Kitchen (Open Plan)

5.08m x 2.73m (16' 8" x 8' 11") Inset spotlights to ceiling, coving to ceiling, double glazed windows to rear, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, breakfast bar area, space for free standing fridge freezer, radiator to side, tiled splash backs, wood grain effect laminate flooring, side door leading to rear garden.

Conservatory (Open Plan)

3.65m x 2.37m (12' 0" x 7' 9") All double glazed windows throughout, radiator, wood grain effect laminate flooring, French doors opening to rear garden



FIRST FLOOR

Landing

Loft hatch to ceiling, coving to ceiling, opaque double glazed window to side, fitted carpet.

Bedroom One

3.18m x 3.01m (10' 5" x 9' 11") Coving to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.81m x 3.0m (12' 6" x 9' 10") into fitted wardrobe, coving to ceiling, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.24m x 2.0m (7' 4" x 6' 7") Coving to ceiling, double glazed windows to front, radiator, fitted carpet.



Bathroom

1.91m x 1.67m (6' 3" x 5' 6") Opaque double glazed windows to rear, P-shaped panelled bath, shower, low level flush WC, hand wash basin inset within base units with laminate surface, chrome hand towel radiator to side, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 44ft x 13ft - Immediate raised patio area, small hard standing area to rear, remainder laid to lawn, garage to side.

Garage

Up and over door to front, access via shared drive.

Front Exterior

Hard standing giving off street parking.

