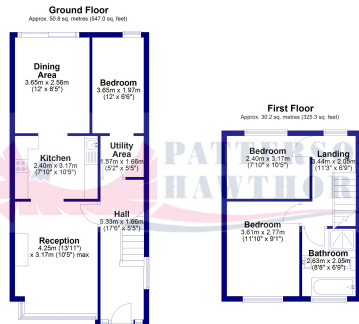


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ford Lane, Rainham

£425,000

- EXTENDED THREE BEDROOM END OF TERRACED HOUSE
- NO ONWARD CHAIN
- EPC RATING D & COUNCIL TAX BAND D
- RECENTLY REFURBISHED
- TWO RECEPTION ROOMS
- UTILITY AREA
- GROUND FLOOR BEDROOM
- FIRST FLOOR FOUR PIECE BATHROOM
- CONTEMPORARY RE-FITTED KITCHEN WITH FULLY INTEGRATED APPLIANCES



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

5.33m x 1.66m (17' 6" x 5' 5"). Obscure double glazed windows to front, additional stained glass window to side, radiator, understairs storage cupboard housing metres, laminate flooring, stairs to first floor.

Reception Room One

4.25m x 3.17m (13' 11" x 10' 5"). Double glazed bay windows to front, radiator, laminate flooring.

Kitchen

2.4m x 3.17m (7' 10" x 10' 5"). Inset spotlights to ceiling, a range of matching wall and base units, granite worksurfaces, inset sink and granite drainer with mixer tap, four burner gas hob, extractor hood, integrated oven and microwave, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, brushed metal splashbacks, laminate flooring.

Reception Room Two

3.65m x 2.56m (12' 0" x 8' 5"). Inset spotlights to ceiling, feature wall timber panelling, uPVC framed double glazed sliding door to rear opening to rear garden, laminate flooring.



Utility Area

1.66m x 1.57m (5' 5" x 5' 2"). boiler, laminate flooring.

Ground Floor Bedroom

3.65m x 1.97m (12' 0" x 6' 6"). Inset spotlights to ceiling, obscure double glazed window to rear, laminate flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to rear, Insect spotlights to ceiling, vinyl flooring.

Bedroom One

3.61m x 2.77m (11' 10" x 9' 1"). Spotlight bar to ceiling, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.17m x 2.4m (10' 5" x 7' 10"). Double glazed windows to rear, inset spotlights to ceiling, radiator, laminate flooring.

Bathroom

2.63m x 2.05m (8' 8" x 6' 9"). Obscure double glazed windows to front, panelled bath with shower attachment, low level flush WC, shower cubicle, hand wash basin set on drawer units, hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 25' x 20' Part laid to decorative pebbles and part laid to artificial grass, access to front via timber gate, detached brick garage to rear.

Front Exterior

Decorative pebbled driveway giving off street parking, hardstanding pathway to centre.

