



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Fyfield Road, Rainham

£255,000

- TWO BEDROOM FIRST FLOOR MAISONETTE
- NO ONWARD CHAIN
- 42' x 24' PRIVATE REAR GARDEN
- 15' x 11' DETACHED GARAGE
- HIGHLY SOUGHT AFTER PROPERTY TYPE
- 16' x 14' RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Radiator, obscure double glazed windows to front, vinyl flooring, carpeted stairs to:

FIRST FLOOR

Landing

Loft hatch to ceiling, built-in storage cupboard, radiator, fitted carpet.

Reception Room

4.92m x 4.51m (16' 2" x 14' 10") > 3.13m (10' 3") Double glazed windows to front, radiator, laminate flooring.

Bedroom One

4.13m x 3.13m (13' 7" x 10' 3") Double glazed windows to front, radiator, fitted wardrobes and fitted drawers, fitted carpet.



Bedroom Two

3.48m x 3.06m (11' 5" x 10' 0") Double glazed windows to rear, inset spotlights to ceiling, fitted wardrobes and over-bed units, radiator, laminate flooring.

Bathroom

2.33m x 1.68m (7' 8" x 5' 6") Inset spotlights to ceiling, obscure double glazed windows to rear, P-shaped panelled bath, shower, low level flush WC, hand wash basin, hand towel radiator, tiled walls, tiled flooring.

Kitchen

3.11m x 2.68m (10' 2" x 8' 10") Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for dishwasher and washing machine, space for freestanding fridge freezer, boiler, built-in shelves, breakfast bar area, part tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 42' x 24' Mostly laid to lawn with paved pathway.

Detached Block Garage

4.86m x 3.54m (15' 11" x 11' 7") Double timber doors to rear for car access, driveway in front of doors for off street parking.



Front Exterior

Built-in shed next to property front entrance, paved pathway.