

COUNTRYSIDE

ESTATES



2 Rothbury Avenue, Rainham, RM13 9HT

Guide Price Guide Price £400,000 - £425,000 Freehold

GUIDE PRICE £400,000 - £425,000. OCCUPYING AN IMPRESSIVE CORNER PLOT WITH LARGE DETACHED GARAGE AND ADJOINING OUTBUILDING, Semi - detached two bedroom bungalow offering large accommodation with 29ft Lounge/Diner, snug, modern fitted kitchen and 10 x 6 bathroom with shower cubicle.

Located in this popular location within easy reach of schools and station, and potential to extend STP, viewing is strongly recommended to appreciate the many features in this lovely bungalow.

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Accommodation

Upvc part glazed entrance door, opening through to:

Entrance Hall



Snug 7'10 x 6'4 (2.39m x 1.93m)

Carpet, smooth plastered ceiling with loft hatch. Doors to:

Lounge/Diner 29'8 x 11'0 (9.04m x 3.35m)



Open plan to lounge/diner, upvc double glazed french doors opening out to rear garden, vinyl flooring, smooth plastered ceiling with spotlights inset, radiator and power points.

Kitchen 13'10 x 6'10 (4.22m x 2.08m)

Upvc double glazed bay window to front aspect, carpet, covered smooth plastered ceiling with spotlights inset, feature limestone fireplace with inset electric fire, two radiators, TV and power points.



Upvc double glazed windows to both rear and side aspects, upvc part glazed side door, vinyl flooring, smooth plastered ceiling, range of white gloss wall and base units with fitted worktop, mosaic tiled splash backs, inset four ring gas hob with extractor fan over, inset ceramic hand wash basin with drainer and chrome mixer tap, integrated appliances comprising, electric fan oven, fridge and freezer. Power points. Space for washing machine.

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Bedroom Two 10 x 7'0 (3.05m x 2.13m)



Bedroom One 12'10 x 10'0 (3.91m x 3.05m)



Upvc double glazed bay window to front aspect, carpet, smooth plastered ceiling, fitted wardrobes, radiator, TV and power points.

Upvc double glazed window to side aspect, carpet, smooth plastered ceiling, fitted wardrobes, radiator and power points.

Bathroom 10 x 6'3 (3.05m x 1.91m)



Upvc double glazed obscure window to side aspect, vinyl flooring, smooth plastered ceiling with spotlights inset, fully tiled walls, panelled bath with chrome mixer tap, shower cubicle with glass door, vanity unit with inset hand wash basin and chrome dual taps, close coupled W.C, radiator.



Rear Garden 40' x 33' (12.19m x 10.06m)



Mostly laid to lawn with established planted borders, raised

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decking adjoining property, path way leading to patio area and access to outbuilding and garage. Additional side garden measuring 14'8 with potential to extend subject to planning.



Adjoining Outbuilding 16'6 x 14'0 (5.03m x 4.27m)



Brick/Block built outbuilding, upvc double glazed window and french doors opening out to rear garden, smooth plastered ceiling with spotlights inset, power points.

Front Garden



Garage 16'6 x 13'9 (5.03m x 4.19m)



Low leveled boundary wall, wrought iron gate opening to pathway to entrance door. Mostly laid to lawn with established shrubs and tree.

Council Tax
Band D - Havering London Borough

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Brick/Block built garage, electric roller shutter garage door, power points and lighting. Upvc double glazed window and upvc part glazed door providing access to rear garden. Internal door leading to:

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