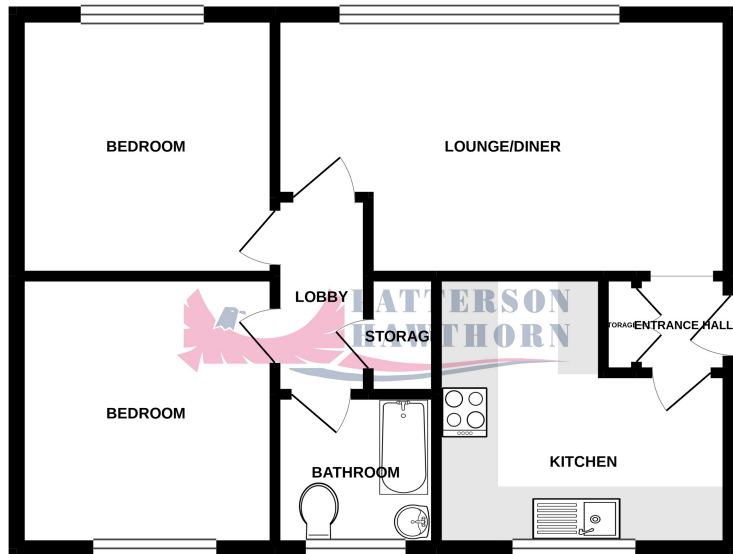


GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other levels 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.  
Made with Merge 10/2020

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		78
(55 to 68) <b>D</b>	67	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		80
(55 to 68) <b>D</b>	65	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



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## Stirling Close, Rainham £240,000

- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- MAINTAINED TO A HIGH STANDARD
- LARGE PRIVATE REAR GARDEN
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25
- 0.7 MILES TO RAINHAM C2C STATION



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## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door into:

### **Hallway**

Built-in storage cupboards, wood grain effect laminate flooring.

### **Lounge / Diner**

5.24m x 3.97m (17' 2" x 13' 0") Double glaze windows to front, radiator, wood grain effect laminate flooring.

### **Bedroom One**

3.67m x 3.34m (12' 0" x 10' 11") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.66m x 3.33m (12' 0" x 10' 11") Double glazed windows to rear, radiator, wood grain effect laminate flooring.



### **Bathroom**

2.34m x 1.59m (7' 8" x 5' 3") Opaque double glazed windows to rear, low-level flush WC, spherical hand wash basin inset within a base unit, Jacuzzi bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

### **Rear Lobby area**

Built-in storage cupboards and wood grain effect laminate flooring.



### **Kitchen**

3.49m > 1.92m (11' 5" > 6' 4") x 3.29m x 1.91m (10' 10" x 6' 3") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated double oven, four ringed electric hob, extractor hood, integrated dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, radiator, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 32ft in length - Immediate hard standing area, patio area, timber shed, remainder laid to lawn with various bush and plant borders, access to rear via gate.

