
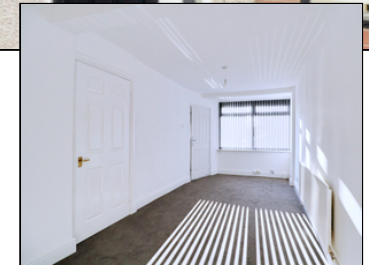


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wennington Road, Rainham

Guide Price £225,000

- ONE BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN & READY TO MOVE INTO
- PRIVATE REAR GARDEN & GARAGE
- 50% OF FREEHOLD
- NO SERVICE CHARGES
- SITUATED IN THE HEART OF RAINHAM VILLAGE CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.2 MILES TO RAINHAM C2C STATION
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Communal Entrance

Via composite door, opening into:

Communal Entrance Hall

Opaque fixed double glazed window to front, electricity metres and fuse boxes, entrance mat flooring, stairs to first floor.

Private Front Entrance

Via composite door, opening into:

Reception Room

5.22m x 2.62m (17' 2" x 8' 7"). Double glazed windows with blinds to front, radiator, under stairs storage cupboard, fitted carpet, hardwood door opening into:

Bedroom

3.64m x 3.27m (11' 11" x 10' 9"). Radiator, fitted carpet.



Kitchen

2.7m x 2.13m (8' 10" x 7' 0"). Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring induction hob, extractor hood, space and plumbing for appliance, boiler, integrated fridge, integrated freezer, laminate flooring, uPVC framed door to rear opening to private rear garden, hardwood door to side opening into:

Bathroom

3.81m x 1.34m (12' 6" x 4' 5"). Double glazed windows to rear, panel bath, rainfall shower, low level flush WC, hand wash basin, two radiators, part tiled walls, tiled flooring.

EXTERIOR

Private Rear Garden

Approx. 27' (to rear of garage). Fully Paved.

Detached Garage

4.68m x 3.38m (15' 4" x 11' 1"). Timber double doors to front, aluminium framed door to rear, lighting.

Front Exterior

Communal paved front garden.