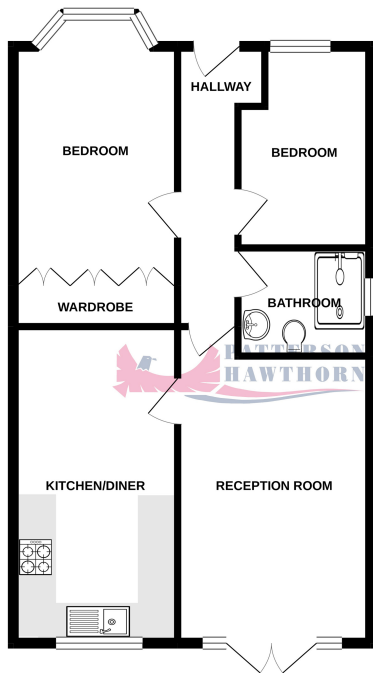


GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, windows, doors and any other items 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 fixtures, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropac (2022)



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Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | 89 |
| (69 to 80) C | 74 | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | 89 |
| (69 to 80) C | 75 | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC | |

Aida Mews, Rainham £340,000

- TWO BED SEMI DETACHED BUNGALOW
- EXCELLENT CONDITION BUILT 2012
- QUIET CUL-DE-SAC VILLAGE LOCATION
- CLOSE TO AMENITIES WITH EASY ACCESS TO A13 & M25
- APPROX 1 MILE TO RAINHAM C2C STATION
- POTENTIAL TO EXTEND STPP
- TWO ALLOCATED PARKING SPACES
- GUIDE PRICE £340,000 TO £350,000



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GROUND FLOOR

Front Entrance

Via composite front door opening into:

Hallway

Inset spotlights to ceiling, laminated flooring.

Bedroom One

15' 4" x 8' 11" (4.67m x 2.73m). Double glazed bay window to front, inset spotlights to ceiling, radiator, fitted wardrobes, laminated flooring

Bedroom Two

11' x 7' 10" (3.36m x 2.38m) > 5' 9" (1.75m) Inset spotlights to ceiling, double glazed windows to front, radiator, laminated flooring.

Bathroom

7' 9" x 5' 9" (2.35m x 1.76m) Inset spotlights to ceiling, double glazed opaque window to side, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



Reception Room

15' 7" x 12' (4.76m x 3.65m) Inset spotlights to ceiling, double glazed windows to rear, radiator, laminated flooring, rear double doors opening to rear garden.

Kitchen / Diner

17' 7" x 8' 5" (5.36m x 2.56m) Inset spotlights to ceiling, loft hatch to ceiling with integral step ladder leading to boarded loft, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for free standing fridge freezer, space and plumbing for washing machine, tiled splash backs, radiator to side, tiled flooring.



EXTERIOR

Rear Garden

Approximately 25ft x 22ft - Immediate patio area, timber shed to side, remainder laid to lawn, side access via timber gate leading to front

Front Exterior

Paved and hard standing for off street parking

