

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 50002

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

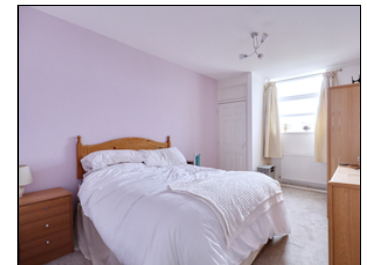
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Wennington Road, RAINHAM

Guide Price £225,000

- TWO LARGE BEDROOMS FIRST FLOOR FLAT
- NO ONWARD CHAIN
- OVER 900 YEARS ON LEASE
- ONLY 0.2 MILES TO RAINHAM C2C STATION
- COMMUNAL RESIDENTS PERMIT PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES & MAJOR ROADS
- IDEAL FIRST TIME BUY / INVESTMENT OPPORTUNITY





GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

Front Entrance

Via hardwood door opening into:

Hallway

Loft hatch to ceiling, radiator, hardwood flooring.

Reception Room

5.33m x 3.21m (17' 6" x 10' 6") Double glazed windows to rear and side, radiator, fitted carpet.



Kitchen

2.6m x 2.27m (8' 6" x 7' 5") Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, radiator, tiled splash back, tiled flooring.

Bathroom

1.87m x 1.66m (6' 2" x 5' 5") Inset spotlights to ceiling, panelled bath with shower attachment, low-level flush WC, hand wash basin, tiled walls, hand towel radiator, tiled flooring.

Bedroom One

4.28m x 3.03m (14' 1" x 9' 11") Double glazed windows to side, built in storage cupboard, radiator, fitted carpet.

Bedroom Two

4.28m x 2.11m (14' 1" x 6' 11") Double glazed windows to side, radiator, laminate flooring.

EXTERIOR

Rear Exterior

Communal residents permit parking.