

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, appliances and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(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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Woodside Close, Rainham

Guide Price £300,000

- GUIDE PRICE £300,000 - £325,000
- TWO BEDROOM GROUND FLOOR MAISONETTE
- NO ONWARD CHAIN
- COMES WITH A SHARE OF FREEHOLD
- NO CHARGES
- SOUGHT AFTER CUL-DE-SAC LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX ONE MILE TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES, A13 & M25
- IDEAL FIRST TIME BUY OR DOWNSIZE OPPORTUNITY



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Kitchen (L-Shaped)

3.54m x 2.97m (11' 7" x 9' 9") (Max) Spotlights to ceiling, double glazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler-style sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge, integrated freezer, space and plumbing for appliance, mosaic tiled splash back, tiled flooring, uPVC door to side opening to rear garden.



Bathroom

1.98m x 1.69m (6' 6" x 5' 7") Inset spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin, P shaped panelled bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

GROUND FLOOR

Side Entrance

Via uPVC door opening into:

Hallway

Spotlights to ceiling, radiator, range of built-in storage cupboards, fitted carpet.

Reception Room

4.31m x 3.02m (14' 2" x 9' 11") Double glazed bay windows to front, radiator, fitted carpet.

Bedroom One

4.21m x 2.97m (13' 10" x 9' 9") Double glazed windows to rear, radiator, fitted wardrobe with sliding mirror doors, fitted carpet.

Bedroom Two

2.61m x 2.28m (8' 7" x 7' 6") Double glazed windows to front, radiator, fitted carpet.



EXTERIOR

Rear Garden

Approximately 70' Immediate patio, remainder laid to lawn with patio area to rear, timber shed to rear, garage to rear, access to front via timber gate.

Front Exterior

Fully paved giving potential off street parking.

