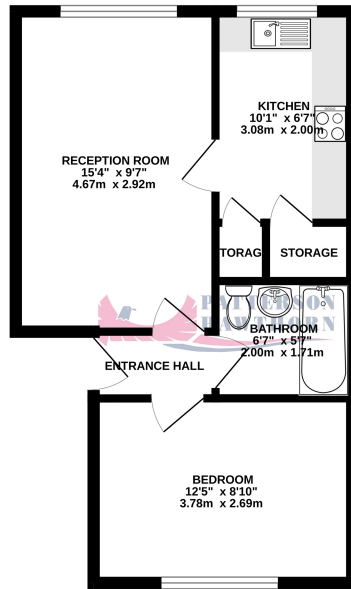


GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 396 sq.ft. (36.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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Leston Close, Rainham

£190,000

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- NO ONWARD CHAIN
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GROUND FLOOR

Communal Entrance

Via security phone entry system.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Wall mounted security entrance phone, fuse boxes, fitted carpet.

Reception Room

4.66m x 2.89m (15' 3" x 9' 6") Double glazed windows to rear, storage heater, fitted carpet.

Kitchen

3.07m x 2.0m (10' 1" x 6' 7") Double glazed windows to rear, 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, tiled splash back, two storage cupboards, modern tile effect vinyl flooring.



Bedroom

3.78m x 2.69m (12' 5" x 8' 10")
Double glazed windows to front, storage heater, fitted carpet.



Bathroom

1.98m x 1.71m (6' 6" x 5' 7")
Panelled bath, low level flush WC, hand wash basin, shower, part tiled walls, modern tile effect vinyl flooring.

EXTERIOR

Rear Exterior

Communal gardens.

Front Exterior

Parking.

