



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(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	

Wennington Road, Rainham

Guide Price £190,000

- ONE BEDROOM FIRST FLOOR FLAT
- NO ONWARD CHAIN
- 50% OF FREEHOLD & NO SERVICE CHARGES
- LOFT SPACE GIVING HUGE POTENTIAL TO EXTEND (INCLUDED ON FLOOR PLAN)
- HIGHLY SOUGHT AFTER ROAD 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 Hallway

Electricity meters, fuse boxes, entrance mat flooring, stairs to first floor.

FIRST FLOOR

Private Front Entrance

Composite door opening into:

Open Plan Reception Room / Kitchen / Diner

4.39m x 3.65m (14' 5" x 12' 0") kitchen area: double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, two ring induction hob, integrated oven, extractor hood, boiler, laminate flooring, living area: vertical modern radiator, fitted carpet, hardwood door to front opening into bedroom, hardwood door to rear opening into utility area.



Bedroom

3.66m > 2.73m (12' 0" > 8' 11") x 3.46m (11' 4") Double glazed windows to front, radiator, fitted carpet, loft hatch to ceiling leading to large loft area (giving potential to extend).



Utility Room

2.04m x 0.9m (6' 8" x 2' 11") Space and plumbing for washing machine, space for tumble dryer, radiator, laminate flooring, hardwood folding door to rear opening into:

Shower Room

Opaque double glazed windows to side, vertical hand towel radiator, shower cubicle, laminate flooring.



WC

Opaque double glazed window to rear, corner basin, low level flush WC, tiled walls, vinyl flooring.

