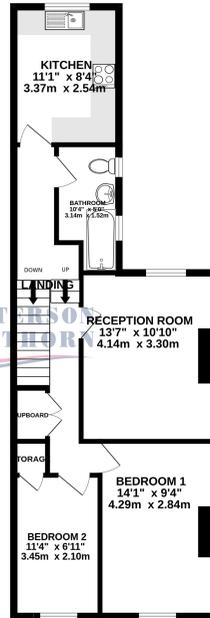


GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreapp 01024.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	43	
(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

£200,000

- TWO BEDROOM FIRST FLOOR FLAT
- **CASH BUYERS ONLY**
- NO ONWARD CHAIN
- PRIVATE FRONT ENTRANCE
- IDEAL INVESTMENT OPPORTUNITY
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25
- ONLY 0.3 MILES TO RAINHAM C2C STATION





GROUND FLOOR

Private Front Entrance

Via uPVC front door opening into:

Hallway

5.44m x 1.13m (17' 10" x 3' 8") Built-in storage cupboards housing metres and fuse box, stairs to first floor.

FIRST FLOOR

Landing

Loft hatch to ceiling, radiator, storage cupboard.

Reception Room

4.14m x 3.29m (13' 7" x 10' 10") Feature fireplace, double glazed windows to rear, radiator, spotlights to ceiling.

Bedroom One

4.27m x 2.83m (14' 0" x 9' 3") Double glazed windows to front, radiator.



Bedroom Two

3.34m x 2.1m (10' 11" x 6' 11") Double glazed windows to front, radiator, built-in storage cupboard.

Kitchen

3.35m x 2.57m (11' 0" x 8' 5") Double glazed windows to rear, a range matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, extractor hood, space and plumbing for appliance, boiler, tiled splash backs, tiled flooring.



Bathroom

3.15m x 1.56m (10' 4" x 5' 1") Obscure double glazed windows to side, inset spotlights to ceiling, panelled bath with shower attachment, low level flush WC, hand wash basin, hand towel radiator, tiled flooring.

