

Whilst 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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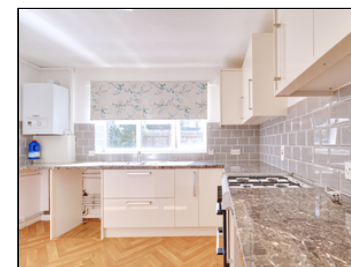
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		



## Stirling Close, Rainham

**£270,000**

- TWO BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- 29' X 23' PRIVATE REAR GARDEN
- GOOD CONDITION THROUGHOUT
- RE-FITTED KITCHEN & BATHROOM
- 17' RECEPTION ROOM
- AMPLE PARKING
- POPULAR RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system.

### **Front Entrance**

Via composite door opening into:

### **Hallway**

Built-in storage cupboard housing fuse box, base level storage cupboard housing meters, wall mounted security entry phone, laminate flooring.

### **Reception Room**

5.22m x 3.97m (17' 2" x 13' 0") Double glazed windows to front, radiator, laminate flooring.

### **Bedroom One**

3.67m x 3.31m (12' 0" x 10' 10") Double glazed windows to front, radiator, laminate flooring.



### **Bedroom Two**

3.62m x 3.31m (11' 11" x 10' 10") Double glazed windows to rear, radiator, laminate flooring.

### **Rear Lobby Area**

Built-in storage cupboard, laminate flooring.

### **Shower Room**

2.33m x 1.59m (7' 8" x 5' 3") Opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base units, shower cubicle, radiator, part tiled walls, vinyl flooring.

### **Kitchen / Diner (L-Shaped)**

3.49m x 3.26m (11' 5" x 10' 8") Double glazed windows to rear, a range of matching wall and base units, laminate work surface, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, space and plumbing for appliances, breakfast bar area, tiled splash backs, radiator, boiler, vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 29' x 23' Part laid to lawn, part paved with timber shed.

### **Integral Shed**

1.3m x 0.92m (4' 3" x 3' 0") Located immediately in front of front entrance.



### **Front Exterior**

Communal parking.