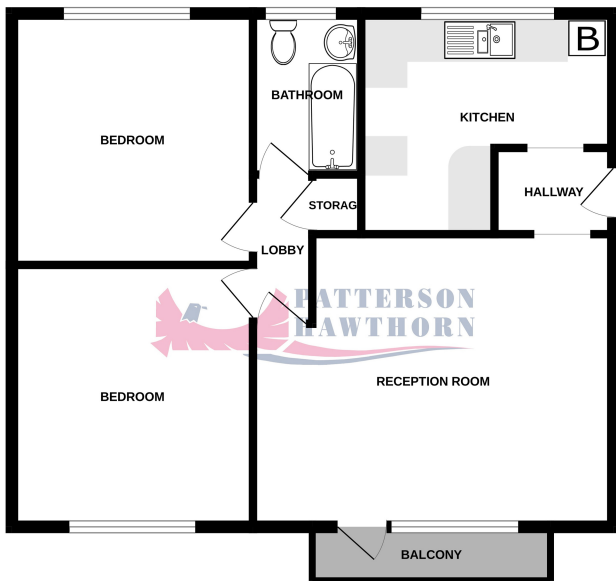


GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA - 679 sq.ft. (63.1 sq.m.) approx.
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 errors, 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 (2023)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	63
(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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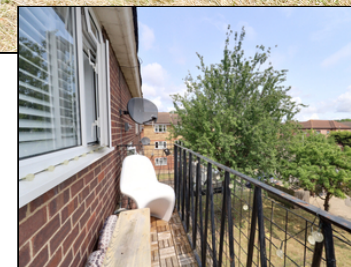
Rainham@pattersonhawthorn.co.uk



Stirling Close, Rainham

Guide Price £265,000

- TWO DOUBLE BEDROOMS SECOND FLOOR FLAT
- NO ONWARD CHAIN
- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD
- RE-FITTED KITCHEN & BATHROOM
- AMPLE COMMUNAL PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.8 MILES TO RAINHAM C2C STATION
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Communal Entrance

Via security entry phone system, stairs to:

SECOND FLOOR

Front Entrance

Via Hardwood door, opening into:

Hallway

A pair of base storage units housing gas and electricity metres & fuse box, laminate flooring.

Reception Room

5.16m x 3.98m (16' 11" x 13' 1"). Inset spotlights to ceiling, double glazed windows with integral blinds to front, UPVC framed door to front opening to balcony, radiator, laminate flooring.

Rear Lobby

Built in storage cupboard, laminate flooring.



Bedroom One

3.74m x 3.44m (12' 3" x 11' 3"). Double glazed windows with integral blinds to front, spotlight bar to ceiling, radiator, fitted carpet.

Bedroom Two

3.45m x 3.59m (11' 4" x 11' 9"). Double glazed windows with integral blinds to rear, radiator, fitted carpet.



Bathroom

2.3m x 1.55m (7' 7" x 5' 1"). Inset spotlights to ceiling, opaque double glazed windows to rear, panel bath, shower, low-level flush WC, bidet, hand wash basin, tiled walls, chrome hand towel radiator, tiled flooring.

Kitchen

3.45m x 3.27m (11' 4" x 10' 9"). Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, granite work surfaces, one & a half bowl inset sink with granite drainer and extendable mixer tap, space for American style fridge freezer, space for Rangemaster double cooker, extractor hood, space and plumbing for washing machine, breakfast bar area, radiator, laminate flooring.



EXTERIOR

Front Exterior

Communal gardens & parking.

