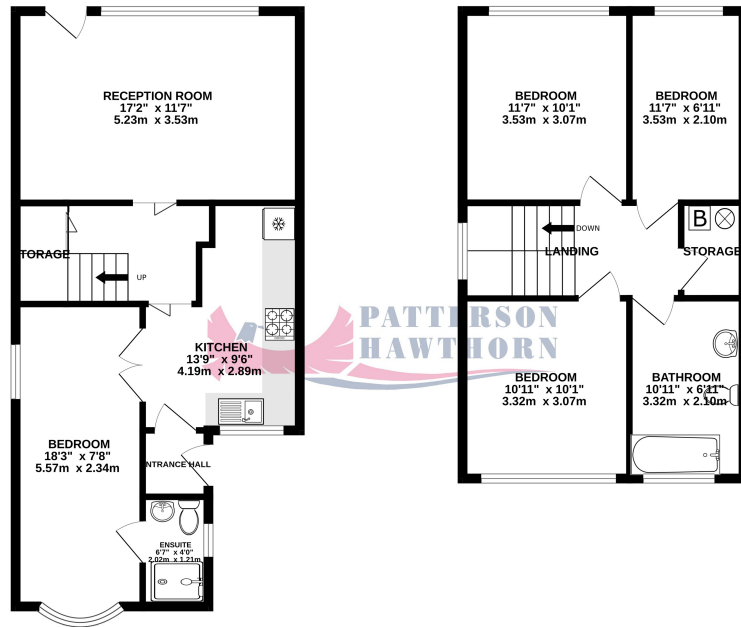


GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, elevations, rooms and any other items are approximate and no responsibility is taken for any 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 MetreX 02/22

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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## Venette Close, Rainham

£450,000

- FOUR LARGE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 18' GROUND FLOOR BEDROOM WITH ENSUITE SHOWER ROOM/WC
- 17' x 11' RECEPTION ROOM
- HUGE POTENTIAL TO REFURBISH/MODERNISE
- 60' REAR GARDEN
- OFF STREET PARKING
- SMALL CUL-DE-SAC IN FAVOURED RAINHAM



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, laminate flooring, hardwood framed single door opening into:

### **Kitchen / Diner**

4.19m x 2.89m (13' 9" x 9' 6") >1.85m (6' 1") Double glazed window to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, space and plumbing for dishwasher and washing machine, tiled splash backs, vinyl flooring.

### **Ground Floor Bedroom**

5.57m x 2.21m (18' 3" x 7' 3") Double glazed bay windows to front, double glazed window to side, radiator.

### **Ensuite Shower Room**

1.93m x 1.02m (6' 4" x 3' 4") Obscure double glazed windows to side, low level flush WC, hand wash basin, shower cubicle, part tiled walls, tiled flooring.

### **Reception Room**

5.24m x 3.53m (17' 2" x 11' 7") Double glazed windows to rear, radiator, fitted carpet, uPVC framed double glazed single door to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Via split stairs, loft hatch to ceiling, large built-in storage cupboard housing water tank and boiler, double glazed window to side, fitted carpet.

