



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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 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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	65
(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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## Stirling Close, Rainham £230,000

- TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE
- SOME MODERNISATION REQUIRED
- 15' RECEPTION ROOM
- PRIVATE RESIDENTS CAR PARK
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25
- APPROX 0.8 MILES TO RAINHAM C2C STATION
- IDEAL FIRST TIME BUY - NO ONWARD CHAIN



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## GROUND FLOOR

### Front Entrance

Via composite door opening into:

### Hallway

Eye-level storage cupboard housing electricity meter and fuse box, stairs to first floor.

## FIRST FLOOR

### Landing

Base storage cupboard, fitted carpet, hardwood framed door opening into:

### Hallway (Second)

Loft hatch to ceiling, built in storage cupboard, laminate flooring.

### Reception Room

4.78m x 3.47m (15' 8" x 11' 5") Double glazed windows, radiator, underlay flooring.



### Bedroom One

4.17m x 3.64m (13' 8" x 11' 11") Double glazed windows, radiator, underlay flooring.

### Bedroom Two

3.65m x 2.84m (12' 0" x 9' 4") Double glazed windows, radiator, built in storage cupboard housing boiler, underlay flooring.



### Kitchen

3.78m x 2.55m (12' 5" x 8' 4") Double glazed windows, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven with four ring electric hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, tiled splash backs, vinyl flooring.



### Bathroom

1.9m x 1.76m (6' 3" x 5' 9") Opaque double glazed windows, panelled bath, shower, low level flush WC, hand wash basin, radiator, tiled walls, vinyl flooring.