



## 22 Webster Road

Rainham, ME8 7SD

**Guide price £200,000**



Guide Price £200,000 to £225,000 Offered with NO CHAIN.

A 2 bedroom period home offering enormous potential to first time buyers and investors alike. Although in need of modernisation, the central location of this popular cul-de-sac is sure to attract attention. Accommodation downstairs comprises of a lounge, dining room, kitchen and utility room with a useful W/C. Upstairs benefits from a reconfigured layout, boasting a bathroom and two bedrooms. Superbly located and only a short walk to Rainham Station, the shopping precinct and high street.



Entrance Door

Lounge

10'5 x 10'5 max (3.18m x 3.18m max)

Dining Room

10'5 x 10'5 (3.18m x 3.18m)

Kitchen

8'6 x 5'3 (2.59m x 1.60m)

Utility & W/C

6'3 x 5'3 (1.91m x 1.60m)

Lean To

10'6 x 4'2 (3.20m x 1.27m)

Stairs Up from Dining Room

Bedroom 1

12'4 x 10'4 (3.76m x 3.15m)

Bedroom 2

7'7 x 7'3 (2.31m x 2.21m)

Bathroom

7'0 x 4'7 (2.13m x 1.40m)

Garden

Important Notice -

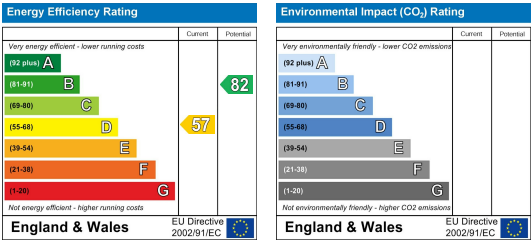
Area Map



Floor Plans



Energy Efficiency Graph



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