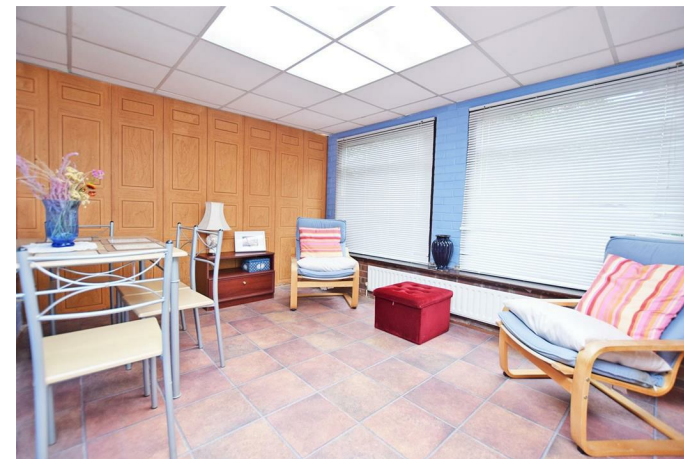
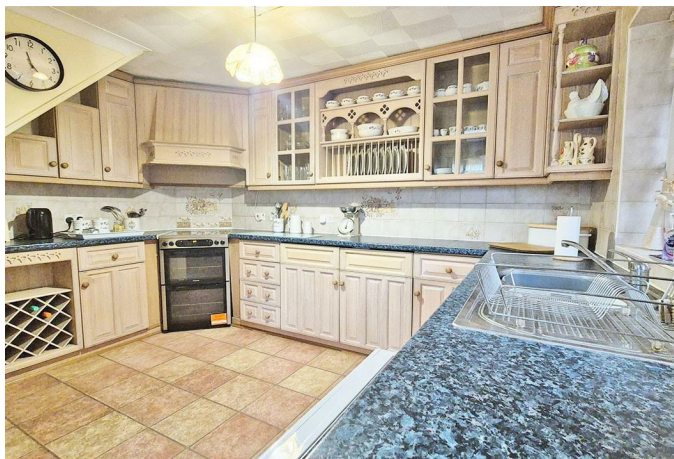




34 Wingham Close

• Rainham

Price: Asking Price £280,000



34, Wingham Close, , ME8 6TD
Asking Price £280,000

- TWO BEDROOM END TERRACE HOME
- GARAGE
- POTENTIAL FOR DRIVEWAY
- CONSERVATORY
- LARGE PORCH
- IN NEED OF SOME MODERNISATION
- CLOSE TO SCHOOLS & AMENITIES
- CHAIN FREE
- CTAX BAND: B
- EPC RATING: D

Tremendous potential at this two bedroom end terrace house located on Wingham Close. The property is within close proximity to schools making it an ideal location for families with young children.

The property sits on a large corner plot with the added bonus of a garage and the potential for a driveway to the front.

Don't miss out on the chance to own this delightful property with great potential.

EPC Rating: D

Porch
6'6" x 5'5" (1.99m x 1.67m)

Entrance Hall
5'5" x 5'8" (1.67m x 1.75m)

Lounge
9'10" x 15'10" (3.02m x 4.85m)

Kitchen/Breakfast Room
12'10" x 15'9" (widest points) (3.92m x 4.82m (widest points))

Conservatory
10'0" x 12'5" (3.05m x 3.80m)

Landing
5'6" x 5'8" (1.70m x 1.75m)

Bedroom 1
9'11" x 15'10" (3.04m x 4.85m)

Bedroom 2
12'10" x 9'10" (3.92m x 3.01m)

Shower Room
6'11" x 5'8" (2.13m x 1.74m)

Garage
9'11" x 15'5" (3.03m x 4.70m)

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		

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GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.

**HARRISONS
REEVE**



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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