Noble
Residential

# Montague Street

Rainham, RM13 8LW

Guide Price £400,000 - £425,000 Situated on this modern development is this delightful two bedroom semi detached home the accommodation includes, entrance hall, kitchen, ground floor WC, reception room two double bedrooms and bathroom, further benefits include a 32 ft rear garden, allocated parking and solar panels.

**Guide Price £400,000 - £425,000 - Freehold - Council Tax: D**

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**Entrance Hall**
Entrance door, laminate flooring, radiator, stairs to first floor, under stairs storage.

**Kitchen**
9'1 x 8' (2.77m x 2.44m)
Double glazed window to front, laminate flooring, wall and base units, stainless steel single drainer sink, boiler, plumbing for washing machine and dishwasher, gas hob, oven and extractor, part tiled walls.

**Ground Floor WC**
Low level WC, pedestal wash hand basin, vinyl flooring, radiator, extractor.

**Reception Room**
15' x 12'8 (4.57m x 3.86m)
Double glazed French Doors to rear, double glazed window to rear, laminate flooring, two radiators.

**Landing**
Loft access, carpet, cupboard.

**Bedroom**
15' x 11' at max (4.57m x 3.35m at max)
Two double glazed windows to rear, laminate flooring, radiator, fitted wardrobes.

**Bedroom**
15' x 9'5 at max (4.57m x 2.87m at max)
Double glazed window to rear, laminate flooring, radiator.

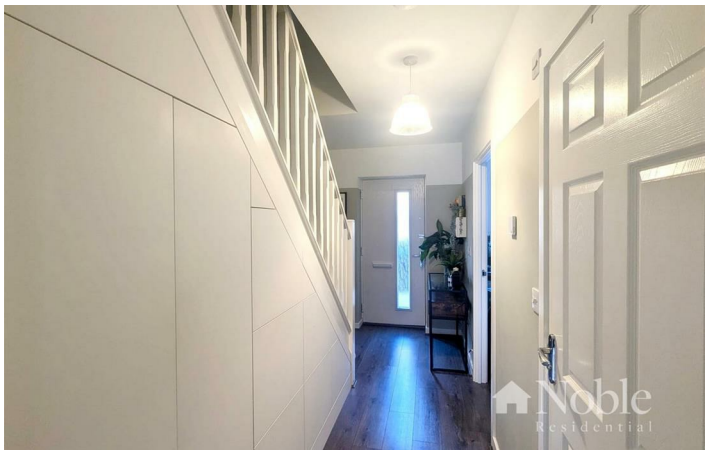
**Bathroom**
Extractor, panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, vinyl flooring, part tiled walls.

**Garden**
32' (9.75m)
Side pedestrian access, two patio areas, lawn, shed, outside light and tap.

**Parking**
Private allocated parking space to front of property, additional visitors parking bays available.

Estate Management fees - £200.00 per annum.

Fitted Solar Panels currently resulting in a combined gas and electric bill of £68.00 per month (based on a family of 3)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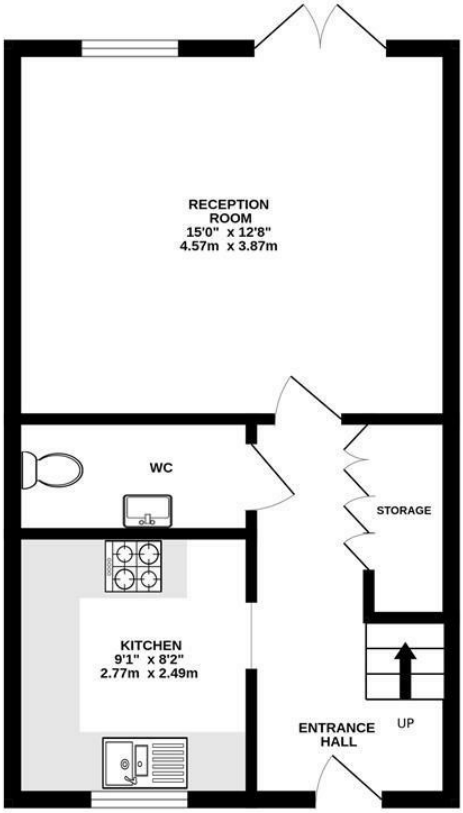
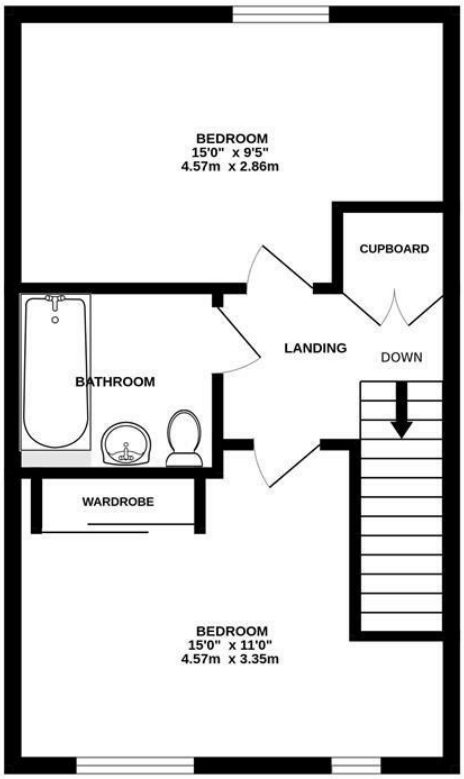
GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.




1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.




TOTAL FLOOR AREA : 770 sq.ft. (71.6 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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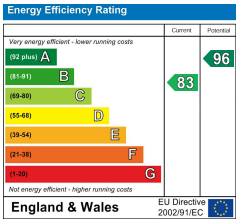
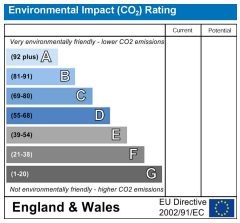
Material Information:
Council Tax Band: D
Tenure: Freehold




168 – 170 Hornchurch Road, Hornchurch, Essex, RM11 1QH
T: 01708 963 063 E: sales@nobleresidential.co.uk W: www.nobleresidential.co.uk