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www.harrisonsresidential.com



40 Laurel Walk

Rainham • Gillingham

Price: £950



40, Laurel Walk, Rainham, ME8 8HU
£950

- END OF TERRACE HOUSE
- TWO BEDROOMS
- MODERN FITTED KITCHEN
- £950PCM DEPOSIT £1096.00
- EPC RATING D

Harrisons residential Rainham are pleased to offer for rent this two bedroom End of Terraced house for rental, recently redecorated this very spacious property benefits from a modern fitted kitchen, large lounge, two double bedrooms and a modern bathroom. RENT £950PCM DEPOSIT £1096.00

Entrance Porch

7'4" x 4'7" (2.26 x 1.42)

Small entrance lobby with room for coat storage and small heater

Lounge

19'6" x 13'1" (5.96 x 4)

Wood flooring, Metal staircase, double glazed window to front, two radiators with radiator covers

Kitchen

13'0" x 9'1" (3.98 x 2.79)

Fully fitted kitchen with built in cooker, hob with stainless steel extractor fan, black tiled splashback, double glazed door to garden, double glazed window to rear, area for table and chairs.

SECOND FLOOR LANDING



Bedroom 1

9'8" x 13'1" (2.95 x 4.01)

Double glazed window to rear, radiator.

Bedroom 2

13'1" x 8'1" (4.01 x 2.47)

Double glazed window to front, radiator

Bathroom

6'8" x 5'4" (2.05 x 1.64)

Tiled bathroom comprising of white suite pedestal wash hand basin, low level wc and bath with shower. heated towel rail.

Exterior

Frontage steps up to front door.

Rear Garden Neat and tidy with chipped bark areas and grassed area. wooden shed, outside light and side access.





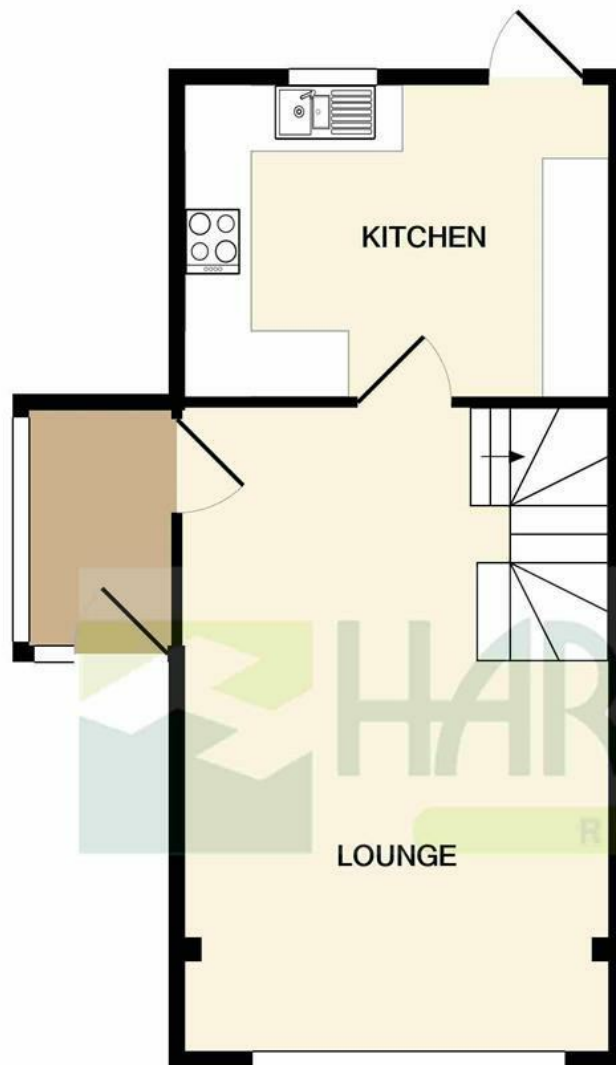
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

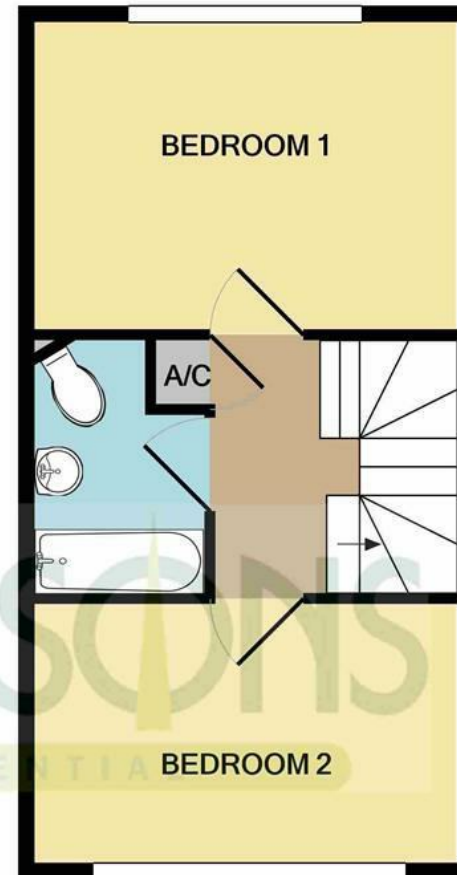
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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