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www.harrisonsresidential.com



8 Ely Close

• Rainham

Price: £1,400



8, Ely Close, , ME8 7BW
£1,400

- 3 BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN DOWNSTAIRS LIVING SPACE
- GARAGE
- CLOSE PROXIMITY TO THAMESVIEW INFANT & JUNIOR SCHOOLS
- RENT £1,400 PCM, DEPOSIT £1615 HOLDING FEE EQUAL TO ONE MONTHS RENT £323
- EPC RATING "D"
- EXTENDED ACCOMMODATION
- AVAILABLE WITH IMMEDIATE EFFECT

Harrisons Residential are delighted to offer for rental this 3 BEDROOM SEMI DETACHED CHALET STYLE PROPERTY in Ely Close, Rainham, which comprises of Open plan living and kitchen area on the ground floor, with separate 3 bedrooms to the first floor.

Rent £1,400pcm Deposit £1,615 Tenant Holding Deposit equal to one week's rent

Externally the property features a rear garden and a GARAGE with power and light.

To book your viewing call us today!!

Entrance Hall

Frosted double glazed entrance door, stair case to first floor, radiator.

Open Plan Living area and Kitchen

33'11" x 14'6" at widest points (10.34 x 4.44 at widest points)
Double glazed window to front, double glazed sliding patio door to rear. 3 radiators. the brand new L shaped kitchen area has built in appliances comprising of new fridge freezer and built in cooker and hob with extractor above.

Bathroom

6'6" x 5'5" (2.00m x 1.67m)
Double glazed window to side. Suite comprising bath, wall mounted wash hand basin and low level WC. Radiator.

Landing

Access to loft space. Double glazed window to side

Bedroom 1

13'0" x 9'9" (3.97m x 2.98m)
Double glazed window to front, radiator, built in storage cupboard.

Bedroom 2

11'8" x 7'10" (3.57m x 2.40m)
Double glazed window to rear, radiator.

Bedroom 3

8'6" x 7'10" (2.60m x 2.40m)
Double glazed window to rear, radiator.

Exterior

Rear Garden: Decking area with access to garage, then mainly laid to lawn. Fenced to boundaries. Side pedestrian access.

Frontage: Blocked paved with shared driveway providing access to garage.

Garage

Metal up and over door. spotlight lighting and sockets

Important Notice

Harrisons Residential, 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 Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



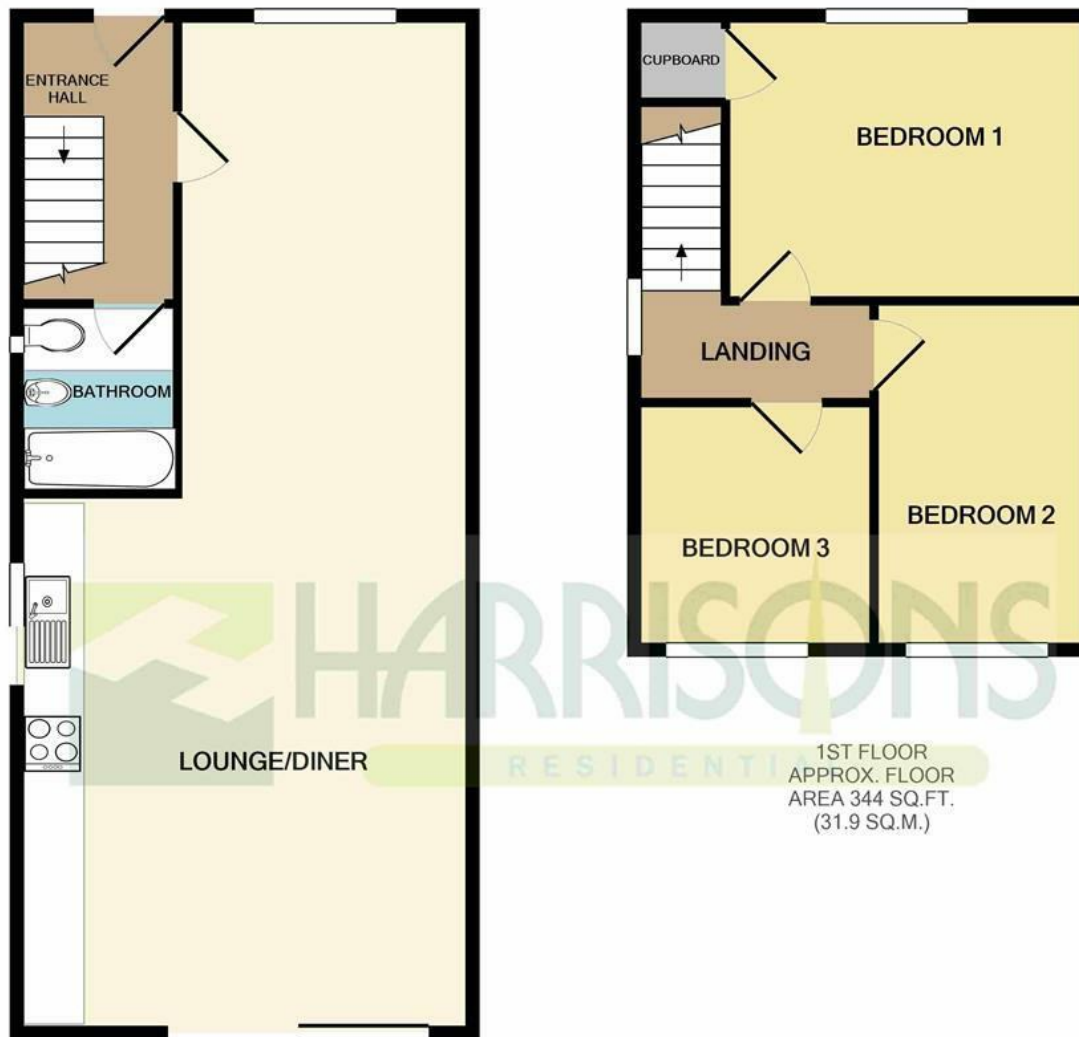
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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		
(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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1ST FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(31.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 896 SQ.FT. (83.2 SQ.M.)

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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