



## 70 William Street

Rainham, ME8 8HW

Offers in excess of £280,000



A very well presented period home boasting spacious room sizes with a practical and thoughtful configuration. Upon entry you are welcomed by a lounge with exposed brickwork adding to the character. The open plan kitchen/dining area to the rear offers a fantastic space for entertaining. Upstairs comprises of two double bedrooms and the bonus of a spacious four piece bathroom with shower cubicle. The rear garden offers a fantastic size, seclusion and a south/westerly sunny aspect.

William Street is a desirable road, home to properties of differing ages and styles, each contributing to the street's distinctive kerb appeal.

This superb terraced house would make an ideal first time buy or an investor. Its location is perfect for commuters with Rainham Station a short walk away, along with numerous shops and eateries within the precinct and High Street. Offered with NO CHAIN.



## Entrance Door

## Lounge

12'7 x 9'9 max (3.84m x 2.97m max)

## Kitchen

13'3 x 8'1 max (4.04m x 2.46m max)

## Dining Area

12'7 x 9'9 max (3.84m x 2.97m max)

## Stairs Up From Inner Hallway

## Landing

## Bedroom 1

12'8 x 9'9 max (3.86m x 2.97m max)

## Bedroom 2

10'1 x 9'9 max (3.07m x 2.97m max)

## Four Piece Bathroom

9'4 x 8'5 max (2.84m x 2.57m max)

## Garden

approx 100' x 14' (approx 30.48m x 4.27m )

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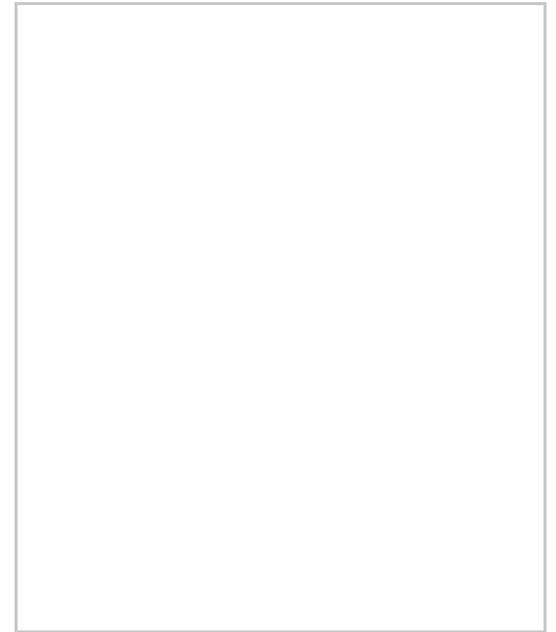
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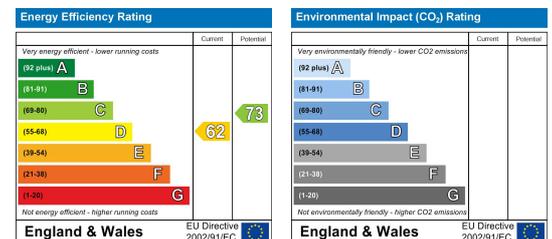
## Area Map



## Floor Plans



## Energy Efficiency Graph



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