

01634 379 799

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10 Cooden Close

Rainham • Gillingham

Price: £350,000



10, Cooden Close, Rainham, ME8 7QD  
£350,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- DRIVEWAY & GARAGE
- CONSERVATORY
- LOUNGE/DINER
- LOW MAINTENANCE REAR GARDEN
- SOUGHT AFTER CUL DU SAC LOCATION
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FREEHOLD
- CHAIN FREE
- EPC RATING: AWAITED

Spacious two bedroom semi detached bungalow situated in the sought after Cooden Close.

The property benefits from a driveway, garage, conservatory, two generous size bedrooms and is offered CHAIN FREE.

EPC Rating: Awaiting.

#### Entrance Hall

#### Lounge

19'5" x 13'10" (5.92m x 4.24m)

Double glazed sliding doors to conservatory. Chimney breast.

#### Kitchen

10'4" x 10'4" (3.17m x 3.15m)

Double glazed window to rear and door to side. Base and eye level units, built in dishwasher and cooker.

#### Bathroom

5'6" x 5'0" (1.68m x 1.53m )

Double glazed window to side, low level bath and base level hand wash basin.

#### WC

2'9" x 5'4" (0.85m x 1.65m )

Double glazed window to side, low level wc.

#### Master Bedroom

13'11" x 11'6" (4.25m x 3.52m )

Double glazed window to front.

#### 2nd Bedroom

10'3" x 8'7" (3.14m x 2.63m)

Double glazed window to front, built in storage cupboard.

#### Driveway

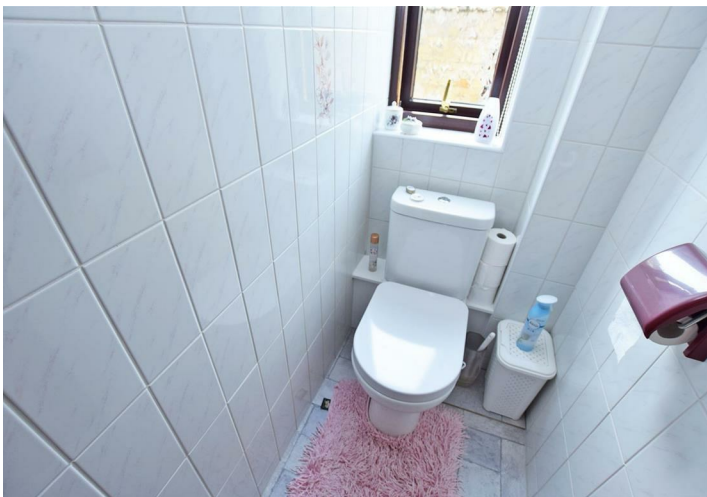
Driveway for 3 cars.

#### Garage

Up and over garage door, remote controlled. Power and light present.

#### Garden

Low maintenance mostly paved rear garden.



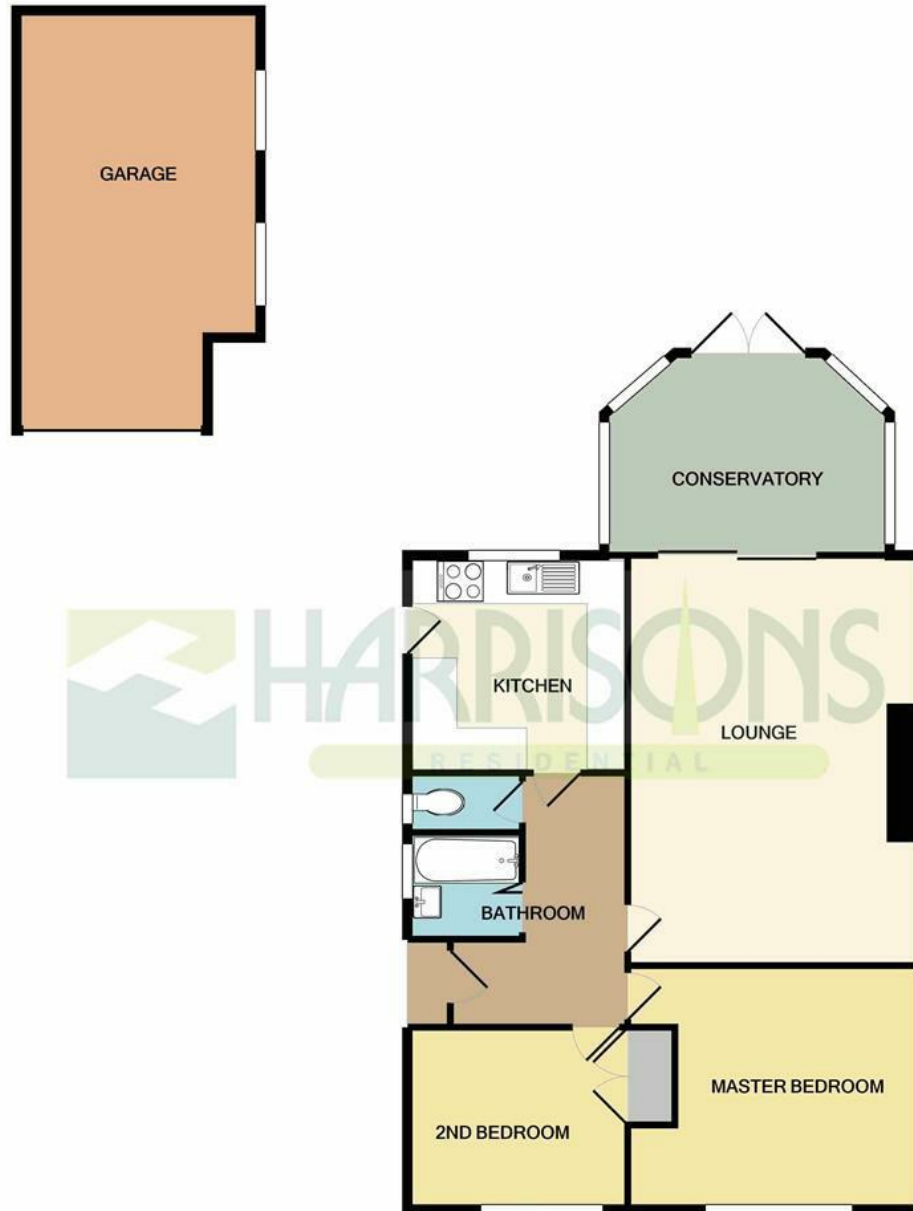
#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

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

**Harrisons Residential Harrisons Residential Office**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
 medway@harrisonsresidential.com (01634) 379799



TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.5 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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