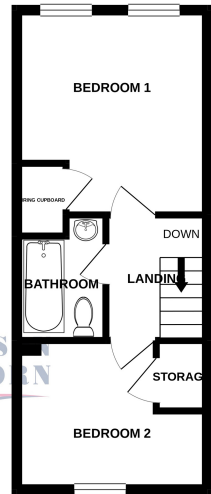
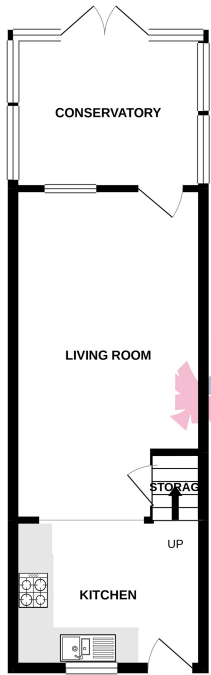


GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metreplan 10/2010

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	61	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		71
(55 to 68) D		
(39 to 54) E	41	
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



01708 400 400

Ockendon@pattersonhawthorn.co.uk



St Clements Court, Purfleet-on-Thames

£265,000

- TWO BEDROOMS
- END OF TERRACE HOUSE
- 18FT LOUNGE
- CONSERVATORY
- ALLOCATED PARKING
- SECLUDED LOCATION WITHIN A QUIET CUL-DE-SAC
- IDEAL FIRST TIME BUY
- APPROX 0.8 MILES TO STATION
- PURFLEET'S £1B REGENERATION PROJECT IMMINENT



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Kitchen

3.27m x 2.55m (10' 9" x 8' 4"). Double glazed windows to front, a range of matching wall and base units, laminated work surfaces, inset sink and drainer, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine tiled splash backs, parquet effect vinyl tiled flooring, stairs to first floor.

Lounge

5.74m x 3.27m (18' 10" x 10' 9"). Double glazed windows to rear, feature fireplace, electric heater, under stairs storage cupboard, fitted carpet, uPVC door to rear opening into:

Conservatory

3.21m x 2.61m (10' 6" x 8' 7"). Double glazed windows throughout, tile effect laminate flooring, uPVC framed double doors opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.5m x 3.27m (11' 6" x 10' 9"). Double glazed windows to rear, built-in storage cupboard, fitted carpet.

Bedroom Two

3.27m x 2.54m (10' 9" x 8' 4"). Double glazed windows to front, built-in storage cupboard, fitted carpet.

Bathroom

Opaque double glazed windows to side, low level flush WC, hand wash basin set within base units, shower cubicle, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 36ft - Mostly paved, split-level, various bush and plant borders, timber shed to rear.

Front Garden

Mostly paved with timber gate to front. One allocated parking space.