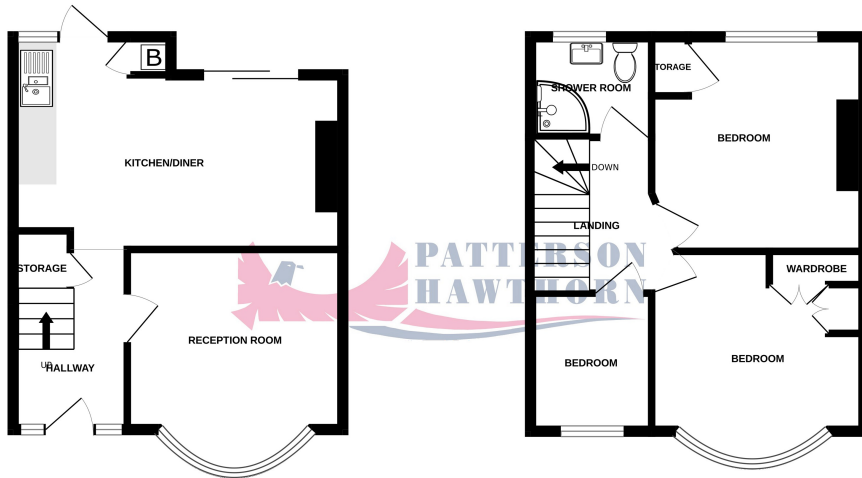


GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.


1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix 12/2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



South End Road, Rainham £380,000

- THREE BEDROOMS TERRACED HOUSE
- TIMBER OUTBUILDING & WORKSHOP WITH POWER
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- OFF STREET PARKING FOR TWO CARS
- HIGHLY SOUGHT AFTER PROPERTY TYPE & LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 1 MILE TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Obscure double glazed windows to front, radiator, under-stairs storage cupboard, laminate flooring, stairs to first floor.

Reception Room

3.8m (into bay) x 3.43m (12' 6" x 11' 3"). Double glazed bay windows with Integral blinds to front, radiator, laminate flooring.

Kitchen/Diner

5.26m x 4.09m (17' 3" x 13' 5") > 3.39m (11' 1"). Kitchen area; inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge, laminate splash backs, part tiled walls, laminate flooring, composite stable-style door to rear opening to rear garden. Dining area; inset spotlights to ceiling, feature fireplace, laminate flooring, sliding doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to boarded loft, fitted carpet.

Bedroom One

3.83m (into bay) x 3.38m (12' 7" x 11' 1"). Double glazed bay windows with integral blinds to front, fitted wardrobes, radiator, laminate flooring.

Bedroom two

3.39m x 3.31m (11' 1" x 10' 10"). Double glazed window to rear, radiator, built-in storage cupboards, laminate flooring.

Bedroom Three

2.2m x 1.8m (7' 3" x 5' 11"). Double glazed windows to front, radiator, laminate flooring.



Shower Room

1.87m x 1.69m (6' 2" x 5' 7"). Opaque double glazed windows to rear, low-level flush WC, hand wash basin, shower cubicle, vertical radiator, part tiled walls, vinyl tiled flooring.



EXTERIOR

Rear Garden

Approximately 80' (to front of timber outbuilding). Immediate patio. remainder laid to lawn with bush and tree borders, one timber workshop, one timber outbuilding to rear, both with power.



Front Exterior

Fully paved, giving off street parking for two cars.