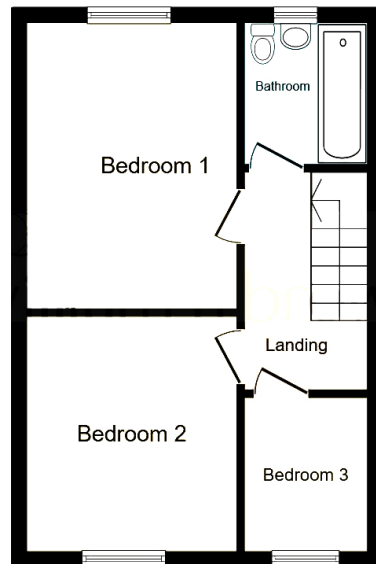


Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

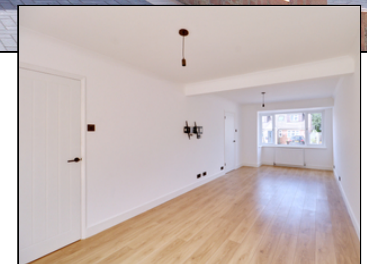
Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of 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.



Parsonage Road, Rainham

Offers In Excess Of £425,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- 2025 EXTENSIVE REFURBISHMENT
- MODERN, CONTEMPORARY INTERIOR DESIGN
- STYLISH NEW KITCHEN WITH INTEGRATED APPLIANCES
- CLASSIC BLACK & WHITE RE-FITTED BATHROOM
- 25' DOUBLE RECEPTION ROOM
- IDEAL FIRST TIME BUY
- EPC RATING C & COUNCIL TAX BAND C





GROUND FLOOR

Front Entrance

Via uPVC double glazed door opening into porch, double glazed windows to front, second front entrance via hardwood door opening into:

Entrance Hall

Obscure double glazed window to front, radiator, laminate flooring, under stairs storage cupboard housing metres and fuse box, stairs to first floor.

Reception Room

7.71m x 3.0m (25' 4" x 9' 10") Double glazed bay windows to front, radiators to front and rear, wall mounted TV bracket, uPVC framed double glazed sliding door to rear opening to rear garden, laminate flooring.

Kitchen

3.53 m x 1.75 m Double glazed windows, a range of matching wall and base units, stone work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, integrated dishwasher, integrated washing machine, integrated fridge, integrated fridge freezer, tiled splashbacks, laminate flooring, uPVC framed double glazed single door to rear opening to rear garden.



FIRST FLOOR

Landing

loft hatch to ceiling, fitted carpet.

Bedroom One

3.57m x 3.0m (11' 9" x 9' 10") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.33m x 3m (10' 11" x 9' 10") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

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



Bathroom

1.78m x 1.66m (5' 10" x 5' 5") Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on drawer units, panelled bath, rainfall shower, hand towel radiator, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 28' (Max) Immediate raised decking, remainder laid to artificial grass.

Front Exterior

Fully paved, off street parking for two cars.

