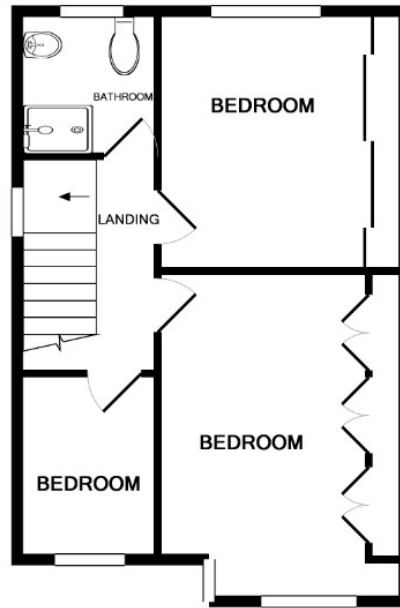



GROUND FLOOR




1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		90
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	46	
(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		90
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	39	
(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	

Melville Road, Rainham

OFFERS IN EXCESS OF £330,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- IMMACULATE THROUGHOUT
- 16FT X 11FT KITCHEN/DINER
- CLOSE TO LOCAL SHOPS/SCHOOLS
- IDEAL FIRST TIME BUY
- APPROX 0.5 MILES TO STATION
- OFF STREET PARKING



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.



FIRST FLOOR

Bedroom One

14' 9" x 10' 2" (4.49m x 3.10m) Coving to ceiling, uPVC framed double glazed fixed and casement windows with opening fanlight to rear aspect, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

11' 5" x 9' 10" (3.49m x 3.00m) into fitted wardrobe, coving to ceiling, uPVC framed double glazed fixed and casement window to rear aspect, radiator, wood grain effect laminated flooring.

Bedroom Three

8' 6" x 6' 2" (2.59m x 1.89m) uPVC framed double glazed opening fanlight window to front aspect, radiator, wood grain effect laminated flooring.

Bathroom

6' 5" x 6' (1.95m x 1.84m) Comprising of shower cubicle, low level close coupled w.c., hand wash basin with chrome mixer tap, inset spotlights to ceiling, uPVC framed double glazed opaque double fanlight window to rear aspect, hand towel radiator, tiled splash backs, wood grain effect laminated flooring.

Landing

Access to loft via hatch, uPVC framed double glazed casement window to side aspect, fitted carpet, stairs to:



GROUND FLOOR

Entrance

Via sliding uPVC framed door with fixed double glazed window panel leading to storm porch, double glazed fixed windows to both side, wood grain effect laminated flooring, hardwood door with fixed opaque window panels into:

Hallway

Radiator, wood grain effect laminated flooring.

Lounge

14' 4" x 10' 10" (4.38m x 3.31m) Coving to ceiling, uPVC framed double glazed fixed window with opening fanlight to front aspect, radiator, gas fire place with marble hearth and hardwood mantle piece, fitted carpet.

Kitchen/Diner

16' 6" x 11' 5" (5.02m x 3.48m) Range of matching wall and base units with laminated rolled edge work surfaces, inset spotlights to ceiling, one and a half bowl sink inset with drainer and chrome mixer tap. Space and plumbing for washing machine, space for tumble dryer, space for double cooker with four ring electric hob, extractor hood, space for American style fridge/freezer, tiled splash backs, wood grain effect laminated flooring, uPVC frame double glazed fixed window, single uPVC door, uPVC framed French doors with fixed double glazed window panels opening to:

Rear Garden

Approximately 30' 3" x 20' 10" (9.22m x 6.35m) immediate patio area, plastic shed to rear, various bush and plant borders with remainder laid to lawn, paved pathway leading to wrought iron gate giving access to:

Front Garden

Hard standing giving off street parking.