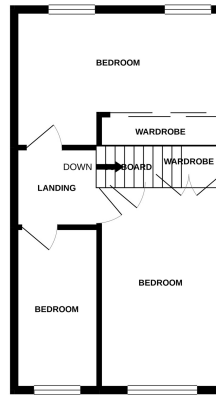
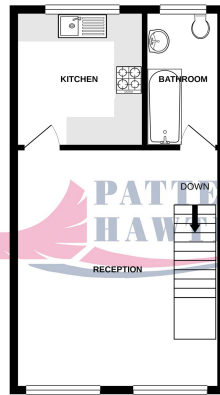
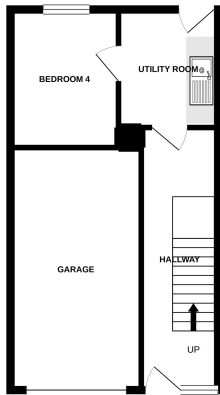


GROUND FLOOR

1ST FLOOR


2ND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	66	
(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		84
(69 to 80) C		
(55 to 68) D	61	
(39 to 54) E		
(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	

Warwick Road, Rainham

£375,000

- FOUR BEDROOMS
- MID TERRACE TOWN HOUSE
- LARGE LIVING ACCOMMODATION OVER THREE FLOORS
- INTEGRAL GARAGE
- UTILITY ROOM
- EXCLUSIVE PRIVATE SECTION OF ROAD
- OFF STREET PARKING FOR TWO CARS
- FAVOURED NORTH RAINHAM AREA



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.



GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Under-stairs storage space, radiator, hardwood flooring, stairs to first floor.

Utility Room

2.15m x 2.6m (7' 1" x 8' 6") uPVC framed door to rear opening to rear garden, laminated work surface, inset sink and drainer, space and plumbing for washing machine, space for fridge and a base unit, built in storage cupboard housing boiler, tiled flooring.

Bedroom Four

2.91m x 2.16m (9' 7" x 7' 1") Double glazed windows to rear, radiator, wood grain effect laminate flooring.

Integral Garage

5.52m x 2.65m (18' 1" x 8' 8") Up and over door to front, power and lighting.

FIRST FLOOR

Lounge / Diner

5.32m x 4.41m (17' 5" x 14' 6") > 4.41m (14' 6") Double glazed windows to front, radiator, bamboo wood flooring, built-in storage unit, stairs to second floor.



Kitchen

2.92m x 2.8m (9' 7" x 9' 2") Double glazed windows to rear, range of matching wall and base units, laminated work surfaces, inset Butler-style sink and drainer with brushed chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for dishwasher, space for fridge, space for freezer, tiled splash backs, hardwood flooring.

Bathroom

2.92m x 1.51m (9' 7" x 4' 11") Inset spotlights to ceiling, opaque double glazed windows to rear, low low level flush WC, hand wash basin inset within a base unit, panelled bath, rainfall shower, radiator, tiled walls, tiled flooring.

SECOND FLOOR

Landing

Loft hatch to ceiling, radiator, fitted carpet.

Bedroom One

5.36m x 2.47m (17' 7" x 8' 1") into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobe, built-in storage cupboard, carpet tiled flooring.

Bedroom Two

4.43m x 2.93m (14' 6" x 9' 7") Double glazed windows to rear, radiator, fitted wardrobe with sliding mirrored doors, wood grain effect laminate flooring.

Bedroom Three

3.53m x 1.85m (11' 7" x 6' 1") Double glazed windows to front, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 54ft - Timber shed to rear, access to rear via metal gate, remainder hard standing.

Front Exterior

Paved giving off street parking for two vehicles.