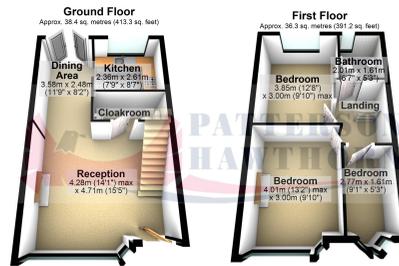


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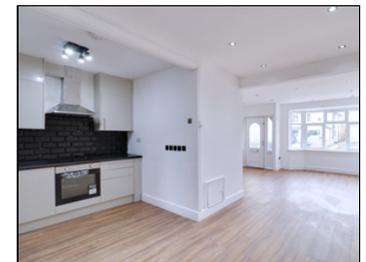
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(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	

Upminster Road South, Rainham

Guide Price £400,000

- GUIDE PRICE £400,000 - £425,000
- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- REFURBISHED THROUGHOUT
- CONTEMPORARY BLACK & WHITE INTERIOR DESIGN
- RE-FITTED KITCHEN & SHOWER ROOM
- NEW WINDOWS & BOILER (2025)
- TWO OPEN-PLAN RECEPTIONS



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 opening into:

Reception Room One

4.71m x 4.28m (15' 5" x 14' 1") (Into bay) Inset spotlights to ceiling, double glazed windows to front, modern black vertical radiator, laminate flooring, stairs to first floor.

Reception Room Two

3.85m x 2.48m (12' 8" x 8' 2") Inset spotlights to ceiling, double glazed windows to rear, modern black vertical radiator, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen

Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, washing machine, freestanding fridge freezer, tiled splashbacks, laminate flooring.

Ground Floor WC

2.01m x 1.12m (6' 7" x 3' 8") Low level flush WC, laminate surface with inset hand-wash basin over a pair of base units, radiator, part uPVC panelled walls, built in storage cupboard, vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.4m (Into bay) x 2.94m (14' 5" x 9' 8") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.85m x 2.95m (12' 8" x 9' 8") > 2.78m (9' 1") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

8.0m x 1.64m (26' 3" x 5' 5") Double glazed bay windows to front, radiator, fitted carpet.



Shower Room

1.98m x 1.56m (6' 6" x 5' 1") Double glazed windows to rear, low-level flush WC, bidet, hand wash basin set on base unit, shower cubicle, inset spotlights to ceiling, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 50' Immediate decking area with sheltered timber pergola, remainder mostly laid to lawn, large timber shed to rear, access to rear via timber gate.



Front Exterior

Laid to white pebbles giving off street parking with hardstanding pathway to front.