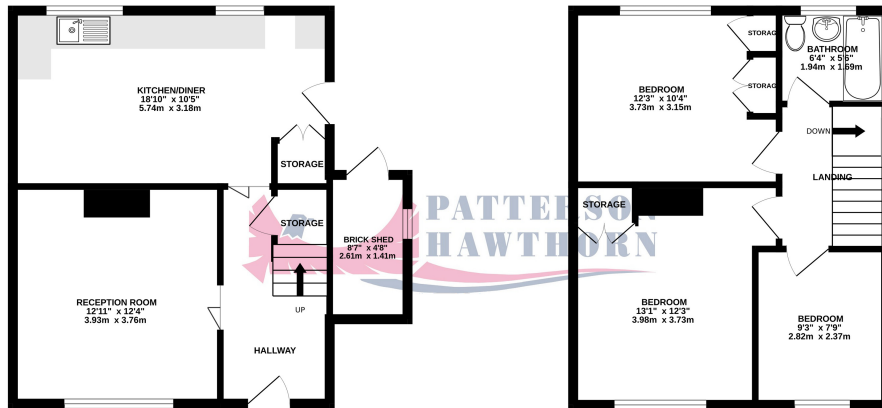


GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix 12/02/24.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (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.



Dominion Way, Rainham

£435,000

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- HUGE POTENTIAL TO EXTEND, LIKE BOTH NEIGHBOURS (SUBJECT TO PLANNING)
- MODERNISATION REQUIRED
- 60' REAR GARDEN PLUS LARGE FRONTAGE
- ATTACHED BRICK SHED & SIDE PLOT
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Radiator, fitted carpet, under stairs storage cupboard housing gas meter, stairs to first floor.

Reception Room

3.98m x 3.78m (13' 1" x 12' 5") Double glazed windows to front, radiator, feature fireplace, fitted carpet.

Kitchen / Diner

5.74m x 2.0m (18' 10" x 6' 7") Two sets of double glazed windows to rear, a range of wall and base units, laminate work surfaces, inset sink and drainer, space and plumbing for washing machine, space for cooker, space for fridge & freezer, radiator, vinyl flooring, under stairs storage cupboard, hardwood door to side opening to side and rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, obscure double glazed windows to slide, fitted carpet.

Bedroom One

3.98m x 3.3m (13' 1" x 10' 10") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.73m x 3.14m (12' 3" x 10' 4") Into built-in storage cupboards double glazed windows to rear, radiator, built-in storage cupboards, fitted carpet.

Bedroom Three

2.73m x 2.38m (8' 11" x 7' 10") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.93m x 1.69m (6' 4" x 5' 7") Obscure double glazed windows to rear, panelled bath, hand wash basin, wall radiator, fitting carpet.

EXTERIOR

Rear Garden

Approximately 60' Immediate hard standing wrap-around area, remainder laid to lawn with paved pathway to centre, flowerbed borders, access to front via timber gate.

Attached Brick Shed

2.6m x 1.41m (8' 6" x 4' 8") Window, hardwood door.

Front Exterior

Paved front garden with flowerbed borders, hard standing driveway giving off street parking.