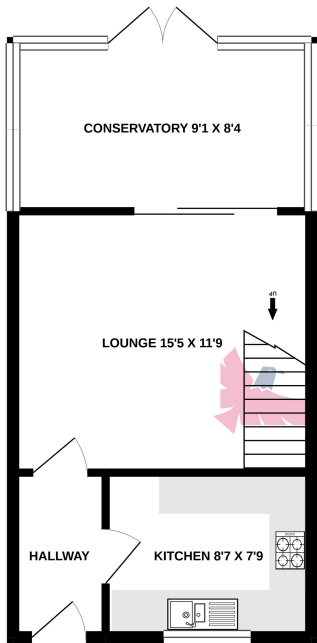
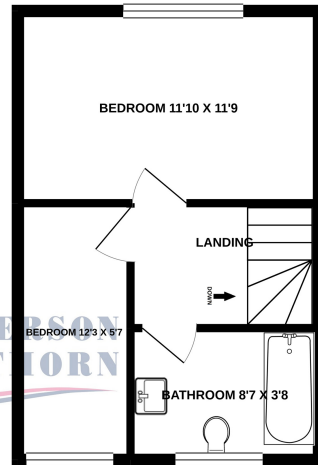


GROUND FLOOR  
405 sq. ft. (37.7 sq. m.) approx.



1ST FLOOR  
309 sq. ft. (28.7 sq. m.) approx.



TOTAL FLOOR AREA: 715 sq. ft. (66.4 sq. m.) approx.

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.  
Made with floorplan 12/2020



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	70	73
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	72	76
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Welling Road, Grays £280,000

- TWO BEDROOMS
- MID TERRACE HOUSE
- IMMACULATE THROUGHOUT
- RE-FITTED BATHROOM
- CONSERVATORY
- GARAGE IN BLOCK
- OFF STREET PARKING FOR TWO CARS
- IDEAL FIRST TIME BUY



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door into:

### **Hallway**

Radiator, wood grain effect laminate flooring.

### **Kitchen**

2.62m x 2.38m (8' 7" x 7' 10") Double glazed windows to front, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for free standing fridge freezer, tiled splash backs, wood grain effect laminate flooring.

### **Lounge**

4.7m x 3.59m (15' 5" x 11' 9") Under-stairs storage space, radiator, light wood grain effect laminate flooring, stairs to first floor, uPVC framed sliding patio doors opening into:

### **Conservatory**

2.78m x 2.55m (9' 1" x 8' 4") Double glazed windows throughout, wood grain effect laminate flooring, uPVC framed patio doors opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Fitted carpet.

### **Bedroom One**

3.61m x 3.57m (11' 10" x 11' 9") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

3.74m x 1.73m (12' 3" x 5' 8") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.64m x 1.77m (8' 8" x 5' 10") Obscure double glazed windows to front, low level flush WC, hand wash basin with chrome waterfall mixer tap inset within drawer units, panelled bath, rainfall shower, chrome hand towel radiator, built in storage cupboard housing boiler, tiled splash backs, tile effect vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 48ft – Immediate raised decking area, timber shed to rear, decked pergola, various bush and plant borders, remainder laid to lawn, timber gate with power and lighting to rear with communal pathway leading to garage.

### **Garage**

Metal up and over door, power and lighting and two allocated parking spaces in front of garage.

### **Front Exterior**

Paved pathway with small laid to lawn area, access to garage via shared driveway.