



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	66	70
(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>		
(55 to 68) <b>D</b>	65	69
(39 to 54) <b>E</b>		
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**Dunedin Road, Rainham**  
**£250,000**

- TWO DOUBLE BEDROOMS
- FIRST FLOOR MAISONETTE
- REFURBISHED THROUGHOUT
- PRIVATE REAR GARDEN
- IDEAL FIRST TIME BUY



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 hardwood door into:

### **Hallway**

Built in storage cupboard, fitted carpet, carpeted stairs to first floor.

## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, built in storage cupboard, wood grain effect laminate flooring.

### **Bedroom One**

3.54m x 3.17m (11' 7" x 10' 5") Double glazed windows to rear, radiator, wood grain effect laminate flooring, (Vendor advises that wardrobes and bed frame to remain).

### **Bedroom Two**

3.76m x 3.15m (12' 4" x 10' 4") Double glazed windows to front, radiator, built in storage cupboard, wood grain effect laminate flooring.

### **Lounge**

5.23m x 4.26m (17' 2" x 14' 0") > 3.12m (10' 3") Double glazed windows to front, feature electric fireplace, radiator, wood grain effect laminate flooring.



### **Kitchen**

3.29m x 3.15m (10' 10" x 10' 4") Windows to rear, range of matching wall and base units, laminate work surfaces, inset sink with mixer tap and separate filter water tap, integrated oven, four ringed gas hob, space and plumbing for washing machine, integrated dishwasher, integrated fridge, integrated freezer, tiled splash backs, wood grain effect vinyl flooring.

### **Bathroom**

Opaque window to rear, panelled bath with shower attachment, hand wash basin, chrome hand towel radiator, tiled splash backs, tiled flooring.

### **Separate WC**

Opaque window to rear, low level flush WC, radiator, tiled flooring.

## EXTERIOR

### **Rear Garden**

Approximately 37ft x 23ft - Mostly laid to lawn, patio area to rear, integral brick built shed to side.

### **Front Exterior**

Laid to lawn with hard standing path.