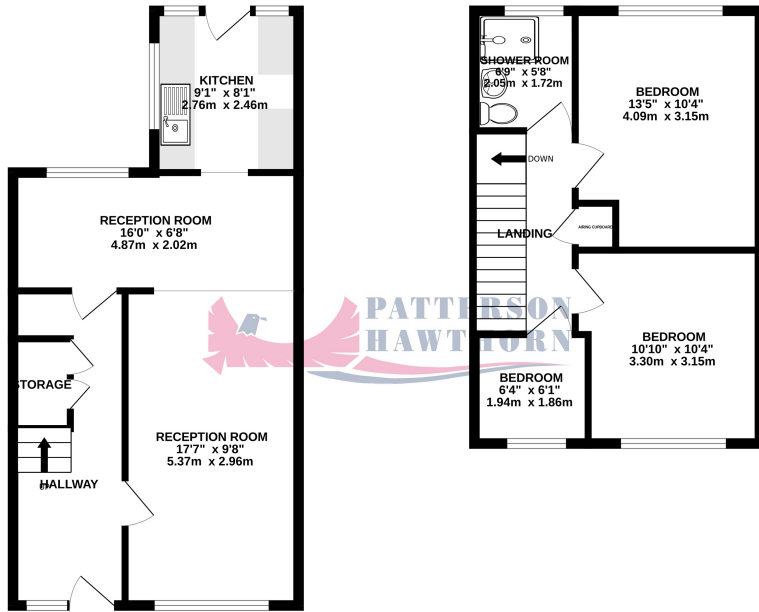


GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of sites, windows, doors and any other items are approximate and no responsibility is taken for any errors, 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 Metrage 10/2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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01708 500 000

Rainham@pattersonhawthorn.co.uk



Blake Close, Rainham £375,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- EXTENDED TO REAR
- 2022 NEW ROOF
- IN NEED OF MODERNISATION
- 60' REAR GARDEN & ADDITIONAL FRONT GARDEN
- 18' DETACHED GARAGE
- POPULAR CHERRY TREE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, MAJOR ROADS & STATION



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GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Obscure windows to front, three under stairs storage cupboards (one housing metres and fuse box), fitted carpet, stairs to first floor.

Reception Room One

5.37m x 2.97m (17' 7" x 9' 9") Double glazed windows to front, feature fireplace, fitted carpet.

Reception Room Two (Open plan from Reception Room One)

4.87m x 2.01m (16' 0" x 6' 7") Fitted carpet, windows to rear.

Kitchen

2.76m x 2.46m (9' 1" x 8' 1") Double glazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, space and plumbing for appliance, space for cooker, further space for appliances, tiled splash backs, aluminium framed door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

4.09m (Into fitted wardrobes) x 3.06m (13' 5" x 10' 0") Double glazed windows to rear, fitted wardrobes, fitted carpet.

Bedroom Two

3.35m x 2.86m (11' 0" x 9' 5") Double glazed windows to front, fitted carpet.

Bedroom Three

1.93m x 1.86m (6' 4" x 6' 1") Double glazed windows to front, vinyl flooring.

Shower Room

2.11m x 1.72m (6' 11" x 5' 8") Obscure double glazed windows to rear, mobility shower cubicle, low level flush WC, hand wash basin, tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 60' Immediate patio area, remainder laid to lawn with flowerbed borders, raised brick vegetable patch to centre, access to rear via timber gate.

Detached Garage

5.57m x 2.74m (18' 3" x 9' 0") Metal up and over door to rear, hardwood door to front.

Front Garden

Mostly laid lawn with hard standing path to centre.

