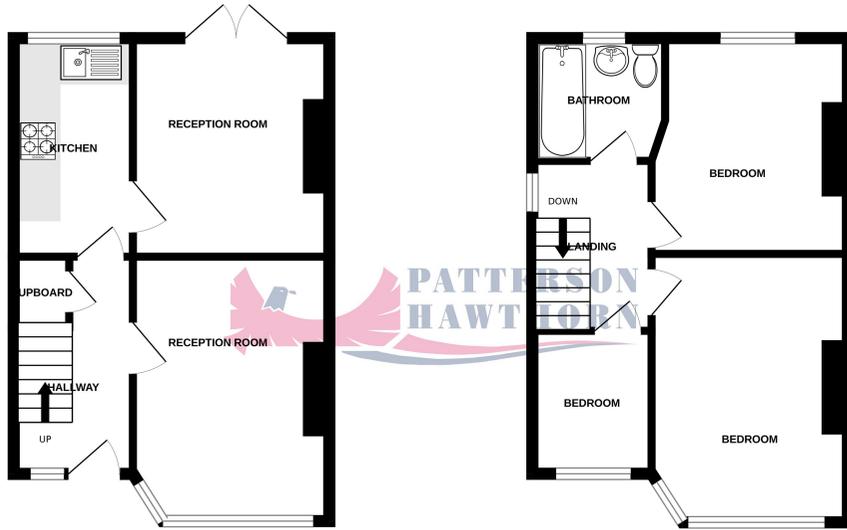


GROUND FLOOR

1ST FLOOR



While 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 Metropix 12024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(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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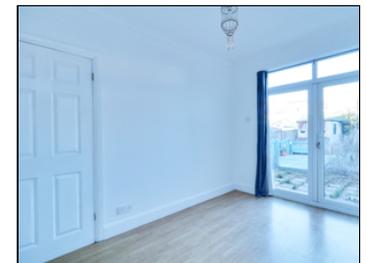
01708 500 000

Rainham@pattersonhawthorn.co.uk



Upminster Road South, Rainham £390,000

- THREE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- REDECORATED & RE-FITTED CARPETS
- 50' REAR GARDEN WITH LARGE TIMBER SHED
- POTENTIAL OFF STREET PARKING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Opaque double glazed windows to front, under-stairs storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room One

3.66m x 2.86m (12' 0" x 9' 5"). Double glazed bay windows to front, radiator, laminate flooring.

Kitchen

3.23m x 1.64m (10' 7" x 5' 5"). Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, tiled splash backs, radiator, laminate flooring.

Reception Room Two

3.21m x 2.87m (10' 6" x 9' 5"). Double glazed windows to rear, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to side, fitted carpet.

Bedroom One

3.8m x 2.84m (12' 6" x 9' 4"). Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.22m x 2.84m > 2.62m (10' 7" x 9' 4" > 8' 7"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.01m x 1.66m (6' 7" x 5' 5"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.8m x 1.73m (5' 11" x 5' 8"). Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, rainfall shower, radiator, tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 50'. Mostly paved with raised decking area, timber flowerbed borders to rear, detached timber shed, access to front via timber gate.

Front Exterior

Paved giving off street parking, shared hard standing pathway to side leading to rear.

