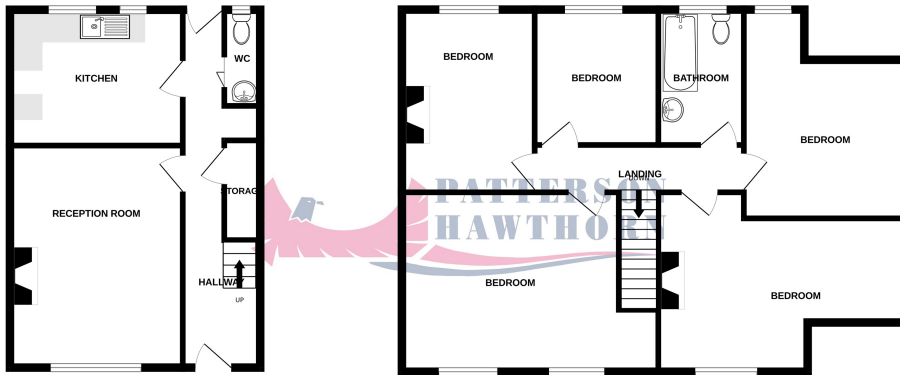


GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.


1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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 Metropix 12/2023

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	



Ingrebourne Road, Rainham

£375,000

- CASH BUYERS ONLY
- FIVE DOUBLE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- VERY RARE OPPORTUNITY
- HUGE POTENTIAL TO REFURBISH/MODERNISE
- GROUND FLOOR WC
- 85' REAR GARDEN & 30' FRONT GARDEN
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.7 MILES TO RAINHAM G2C STATION



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 uPVC door opening into:

Hallway

Built-in under stairs storage cupboard housing gas and electricity metres, radiator, fitted carpet, stairs to first floor, uPVC door to rear opening to rear garden.

Reception Room

4.68m x 3.63m (15' 4" x 11' 11") Double glazed windows to front, radiator, feature fireplace, fitted carpet.

Kitchen

3.66m x 2.88m (12' 0" x 9' 5") Double glazed windows to rear, a range of matching base units, laminate work surfaces, inset sink and drainer, space for cooker, space for freestanding fridge freezer, space and plumbing for washing machine, kitchen hatch opening through to reception room, tiled splash back to vinyl flooring.

Ground Floor WC

2.03m x 0.76m (6' 8" x 2' 6") Opaque windows, low level flush WC, splash back, fitted carpet.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.6m x 3.79m (15' 1" x 12' 5") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

5.33m x 3.22m (17' 6" x 10' 7") Double glazed windows to front and side, radiator, fitted carpet.

Bedroom Three

4.41m > 3.35m (14' 6" > 11' 0") x 3.46m (11' 4") Double glazed windows to side and rear, radiator, fitted carpet.

Bedroom Four

3.86m x 2.82m (12' 8" x 9' 3") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Five

2.86m x 2.62m (9' 5" x 8' 7") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.84m x 1.81m (9' 4" x 5' 11") Opaque double glazed windows to rear, low level flush WC, panelled bath, hand wash basin, part tiled walls, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 85' Immediate hard standing area and hard standing pathway to centre leading to rear, remainder laid to lawn, access to rear via timber gate, two timber sheds.

Front Garden

Laid to lawn with hard standing pathway and a flowerbed border.