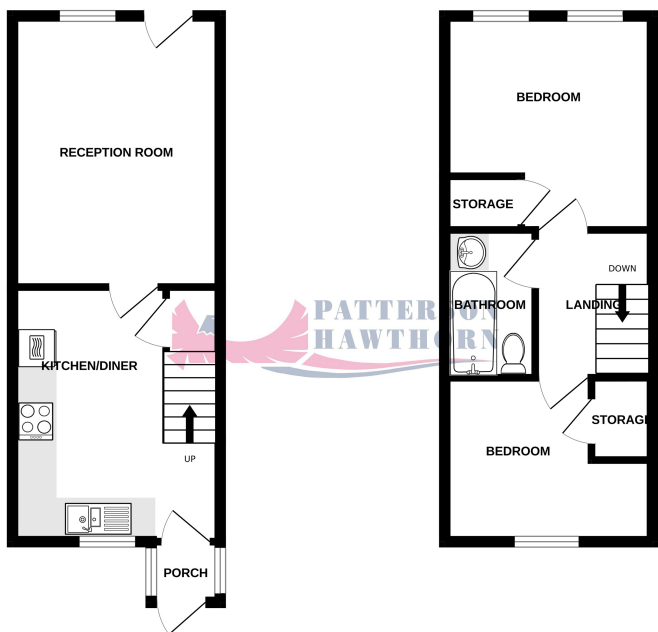


GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.

1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA - 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Merge3D/CC3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>68</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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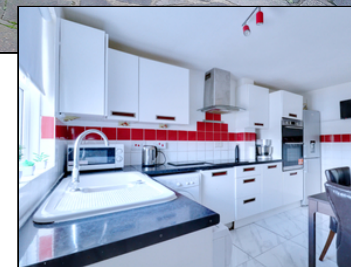
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## Thamley, Purfleet-on-Thames £300,000

- TWO BEDROOMS END OF TERRACE HOUSE
- GOOD CONDITION THROUGHOUT
- OFF STREET PARKING (attached garage not part of property)
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.8 MILES TO PURFEET C2C STATION
- CLOSE TO RAINHAM MARSHES NATURE RESERVE
- EASY ACCESS TO A13, M25 & LAKESIDE SHOPPING
- IDEAL FIRST TIME BUY



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch; double glazed windows to both sides, vinyl flooring, second front entrance via hardwood door opening into:

### **Kitchen / Diner**

4.0m x 3.26m (13' 1" x 10' 8") Double glazed windows to front, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset butler-style sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, integrated dishwasher, integrated double oven, four ring electric hob, extractor hood, space for freestanding fridge freezer, tiled splash backs, under stairs storage cupboard, tiled flooring, stairs to first floor.

### **Reception Room**

4.26m x 3.26m (14' 0" x 10' 8") Double glazed windows to rear, electric storage heater, laminate flooring, uPVC door to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, storage heater, fitted carpet.



### **Bedroom One**

3.36m x 3.26m (11' 0" x 10' 8") Double glazed windows to rear, large built-in storage cupboard housing water tank, fitted carpet.

### **Bedroom Two**

3.26m x 2.53m (10' 8" x 8' 4") Double glazed windows to front, built-in storage cupboard, fitted carpet.



### **Bathroom**

2.32m x 1.42m (7' 7" x 4' 8") 2.32m x 1.42m (7' 7" x 4' 8") Low level flush WC, panelled bath, shower, hand wash basin, chrome hand towel radiator, part tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 33' x 20' (Max) Immediate decking area with Pergola with corrugated plastic roofing, remainder laid to lawn, timber shed.



### **Front Exterior**

Paved giving off street parking.

