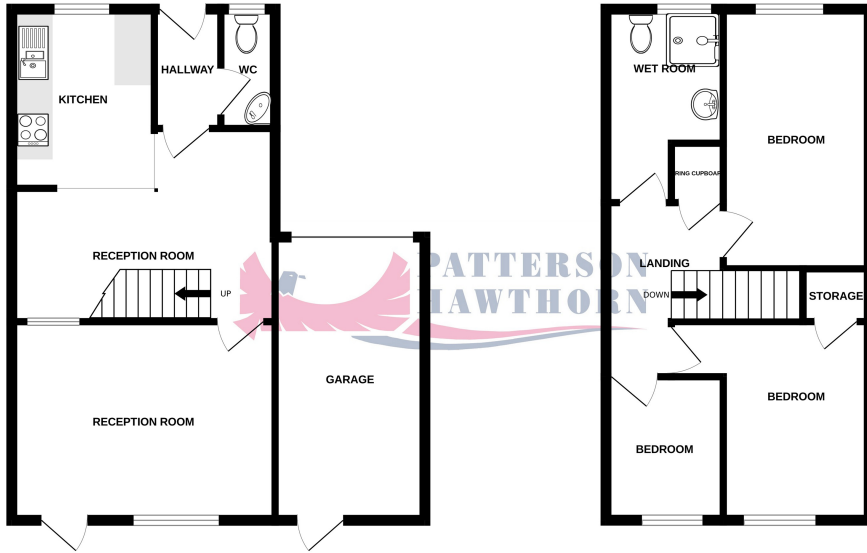


GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 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 v2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(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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Erith Court, Purfleet-on-Thames

Guide Price £350,000

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- 15' ATTACHED GARAGE WITH POTENTIAL TO CONVERT
- OFF STREET PARKING
- MODERN WET ROOM



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Laminate flooring. hardwood door opening into accommodation.

Ground Floor WC

1.98m x 0.88m (6' 6" x 2' 11") Opaque double glazed windows to front, low level flush WC, corner hand wash basin, vinyl tiled flooring.

Reception Room Two

4.36m x 3.19m (14' 4" x 10' 6" Max) Storage heater, laminate flooring, stairs to first floor.

Kitchen

3.28m x 2.36m (10' 9" x 7' 9") Double glazed windows to front, a range of matching wall and base units laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, laminate splash backs, laminate flooring.

Reception Room One

4.37m x 3.28m (14' 4" x 10' 9") Double glazed windows to rear, laminate flooring, electric fireplace (to remain), uPVC door to rear opening to rear garden.

