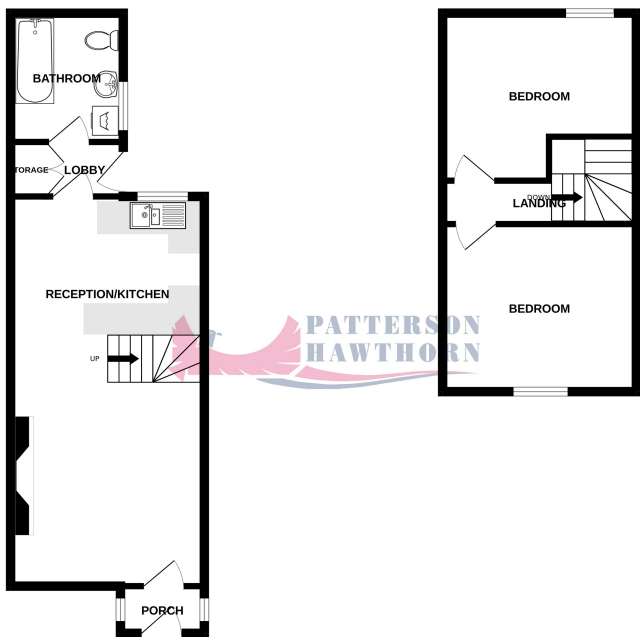


GROUND FLOOR
384 sq. ft. (35.7 sq. m.) approx.

1ST FLOOR
288 sq. ft. (26.7 sq. m.) approx.



TOTAL FLOOR AREA - 672 sq. ft. (62.4 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. The 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 Metreplan 10/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



Cowper Road, Rainham

£300,000

- TWO BEDROOM SEMI-DETACHED HOUSE
- NO ONWARD CHAIN
- MODERNISATION REQUIRED
- RE-FITTED GROUND FLOOR BATHROOM
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.4 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS
- IDEAL PROJECT OPPORTUNITY



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to both sides, fitted carpet, second front entrance via hardwood door opening into:

Open Plan Reception Room / Kitchen

7.44m x 3.7m (24' 5" x 12' 2") Reception area; double glazed window to front, two radiators, feature fireplace, fitted carpet, stairs to first floor. Kitchen area; double glazed windows to rear, a range of matching wall and base units, laminate work surfaces. space for cooker, space for fridge, space for freezer, one and a half bowl inset sink and drainer with mixer tap, tiled splash backs, radiator, vinyl tiled flooring.

Rear Lobby Area

Built-in storage cupboards housing fuse box and electricity meter, vinyl tiled flooring, uPVC door to side opening into:



Bathroom

2.46m x 2.07m (8' 1" x 6' 9") Opaque double glazed windows to side, low-level flush WC, hand wash basin, tiled bath, electric shower, radiator, tiled walls, boiler, space and plumbing for washing machine, vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.7m x 3.2m (12' 2" x 10' 6") Double glazed windows to front, radiator.

Bedroom Two

3.7m x 3.2m (12' 2" x 10' 6" Max) Double glazed windows to rear, radiator.



EXTERIOR

Rear Garden

Approximately 34' x 16' (max) Part hard standing and paved, partly laid to soil, access to front via timber gate.

Front Exterior

Part, hard standing, part laid to soil.

