




**Brimfield Road, Purfleet-on-Thames**  
**GUIDE PRICE £155,000**

- ONE DOUBLE BEDROOM
- SECOND FLOOR FLAT
- LOFT SPACE
- COMMUNAL PARKING & GARDENS
- POPULAR LOCATION
- IDEAL FIRST TIME BUY / INVESTMENT
- CHAIN FREE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(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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## GROUND FLOOR

### **Communal Entrance**

Via security door opening into:

### **Communal Hallway**

Stairs to second floor.

### **Front Entrance**

Via hardwood framed front door leading into:

### **Hallway**

Loft hatch to ceiling.

### **Bedroom One**

3.17m x 2.5m (10' 5" x 8' 2") Double glazed windows, electric heater, fitted carpet.



### **Reception Room**

5.0m x 3.6m (16' 5" x 11' 10")  
Double glazed windows, fitted carpets

### **Kitchen**

2.5m x 2.5m (8' 2" x 8' 2")  
Double glazed window, a range of matching wall and base units, electric hob, space for oven, space and plumbing for washing machine, space for fridge freezer.



### **Bathroom**

Comprising of three-piece suite, panelled bath plus electric shower, low-level flush WC, hand wash basin, tiled splash-back area to wall.



## EXTERIOR

### **Rear & Front Exterior**

Communal gardens and communal parking.

