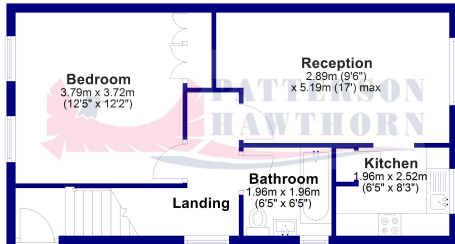


First Floor

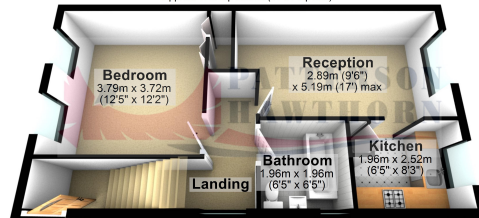
Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 47.8 sq. metres (514.1 sq. feet)


First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 47.8 sq. metres (514.1 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (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.



Bernice Close, Rainham

£190,000

- ONE BEDROOM FIRST FLOOR MAISONETTE
- COUNCIL TAX BAND B & EPC RATING D
- VENDOR EXTENDING LEASE
- 17' x 9' RECEPTION ROOM
- ALLOCATED PARKING & AMPLE VISITORS PARKING
- WELL MAINTAINED COMMUNAL GARDENS
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.9 MILES TO RAINHAM C2C STATION





GROUND FLOOR

Private Front Entrance

Via composite door opening into:

Entrance Hall

Welcome mat flooring, carpeted stairs to:

FIRST FLOOR

Landing

Double glazed window to side, loft hatch to ceiling, electric heater, fitted carpet.

Reception Room

5.19m x 2.89m (17' 0" x 9' 6") (Max) Inset spotlights to ceiling, double glazed windows to front, electric heater, fitted carpet.



Kitchen / Diner

2.52m x 1.96m (8' 3" x 6' 5") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space for freestanding fridge freezer, tiled splashbacks built-in storage cupboard with space and plumbing for washing machine, laminate flooring.



Bedroom

3.79m x 3.72m (12' 5" x 12' 2") Double glazed windows to rear, electric heater, fitted wardrobes, a range of high-level wall units, fitted carpet.

Bathroom

1.96m x 1.96m (6' 5" x 6' 5") Double glazed windows to side, insect spotlights to ceiling, panelled bath, shower, low-level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring.



EXTERIOR

Communal gardens to front and rear, one allocated parking space and ample visitors parking to front.

