





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		87
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	62	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		86
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	57	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Arterial Avenue, Rainham**  
**Guide Price £350,000**

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE
- POTENTIAL TO EXTEND STPP
- CLOSE TO AMENITIES & SCHOOLS
- APPROX 1 MILE TO STATION
- OFF STREET PARKING

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.



## GROUND FLOOR

### Front Entrance

Via uPVC door with fixed double glazed obscure window panels into storm porch, uPVC framed double glazed fixed obscure side window panels to front aspect, fitted carpet, second door hardwood framed with obscure window panel into:

### Hallway

Radiator to side, understairs storage cupboard, fitted carpet.

### Reception

21' 8" x 9' 5" (6.60m x 2.87m) uPVC framed double glazed fixed and casement windows with leaded opening fan lights to front aspect, radiator to side, fitted carpet, uPVC framed sliding doors with fixed double glazed window panels opening to:

### Kitchen

31' 2" x 26' 7" (9.50m x 8.10m) uPVC framed double glazed fixed window with leaded opening fan light to rear aspect, range of matching wall and base units, laminate work top, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for free standing fridge freezer, integrated oven, four ringed gas hob, tiled splash back, tile effect laminate flooring, rear door is uPVC with fixed double glazed window panels opening to rear garden.



## FIRST FLOOR

### Landing

Loft hatch to ceiling, fitted carpet, stairs to:

### Bedroom One

14' 5" x 10' 4" (4.40m x 3.14m) uPVC framed double glazed fixed and casement windows with leaded opening fan lights to front aspect, radiator to front, fitted carpet.

### Bedroom Two

10' 4" x 9' 6" (3.15m x 2.89m) uPVC framed double glazed fixed and casement windows with leaded opening fan light to rear aspect, radiator to rear, fitted carpet.

### Bedroom Three

7' 3" x 7' 9" (2.20m x 2.35m) uPVC framed double glazed fixed window with leaded opening fan light to front aspect, radiator to front, fitted carpet.



### Bathroom

uPVC framed double glazed opaque fixed window with leaded opening fan light to rear aspect, panelled bath with shower, low level flush WC, hand wash basin, chrome hand towel radiator to side, tiled splash backs, tile effect vinyl flooring.



## EXTERIOR

### Rear Garden

Approximately 31ft x 26ft Immediate hard standing and paved area, remainder laid to lawn, garage to side.

### Garage

Power and lighting and metal up and over door to front.

### Front Exterior

Hard standing drive in front of garage for off street parking, remainder laid to lawn.

