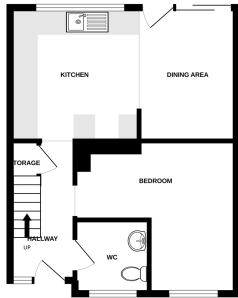
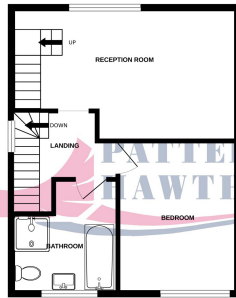


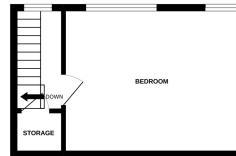
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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 v2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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.



Rainham Road, Rainham

Guide Price £400,000

- THREE DOUBLE BEDROOMS OVER THREE FLOORS
- END OF TERRACE TOWN HOUSE
- WELL PRESENTED THROUGHOUT
- APPROX 100' REAR GARDEN
- GROUND FLOOR WC & RE-FITTED FOUR PIECE BATHROOM
- 18' KITCHEN/DINER & RECEPTION ROOM
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- NEW INTERNAL DOORS AVAILABLE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Entrance Hall

3.48m x 1.62m (11' 5" x 5' 4").

Ground Floor WC

1.65m x 1.44m (5' 5" x 4' 9").

Kitchen/Diner

5.65m x 3.33m (18' 6" x 10' 11").

Bedroom

3.93m > 2.18m (12' 11" > 7' 2") x 3.84m (12' 7").

FIRST FLOOR

Landing



Reception Room

5.65m x 3.33m (18' 6" x 10' 11").

Bedroom

3.91m x 2.99m (12' 10" x 9' 10").

Bathroom

2.98m x 2.53m (9' 9" x 8' 4").

SECOND FLOOR

Bedroom

4.41m x 3.66m (14' 6" x 12' 0").



EXTERIOR

Rear Garden

Approx 100'.

Front Exterior

Off Street Parking for multiple vehicles.

