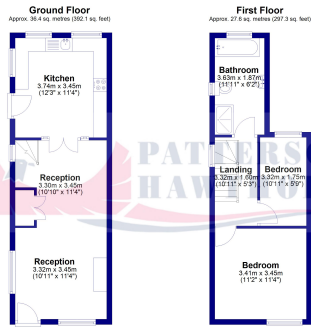
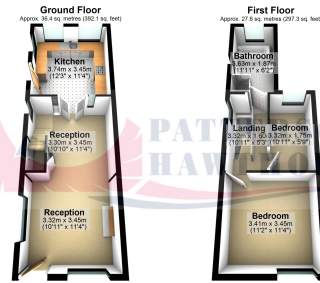




Total area: approx. 64.1 sq. metres (689.5 sq. feet)



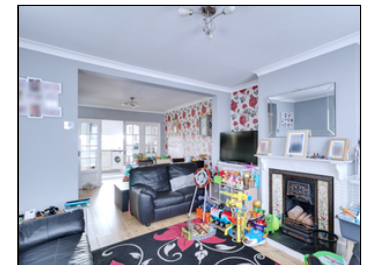
Total area: approx. 64.1 sq. metres (689.5 sq. feet)



Laundry Cottages, Rainham

£360,000

- TWO BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- 22' DOUBLE RECEPTION ROOM
- FIRST FLOOR 4 PIECE BATHROOM
- UN-OVERLOOKED, FIELD VIEWS TO REAR
- 50' REAR GARDEN
- SOUGHT AFTER SEMI RURAL LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(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.



GROUND FLOOR

Front Entrance

Via uPVC door into:

Double Reception Room

6.81m x 3.43m (22' 4" x 11' 3"). Double glazed window to front and side, under-stairs storage cupboard, two radiators, wood grain effect laminate flooring, double hardwood doors opening into:

Kitchen

3.74m x 3.45m (12' 3" x 11' 4"). Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl sink inset with drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, integrated fridge, space for free standing freezer, ceramic tiled splashbacks, tiled flooring, door to side giving rear access.



FIRST FLOOR

Landing

Loft hatch to ceiling, storage cupboard housing water tank, fitted carpet.

Bedroom One

3.49m x 3.33m (11' 5" x 10' 11"). Double glazed window to front, radiator, wood grain effect laminate flooring.

Bedroom Two

3.24m x 1.75m (10' 8" x 5' 9"). Double glazed window to rear, radiator, wood grain effect laminate flooring,

Bathroom

3.63m x 1.87m (11' 11" x 6' 2"). Double glazed windows to rear, porthole window to side, panelled bath, low level flush WC, hand wash basin, separate shower cubicle, chrome hand towel radiator, tile effect vinyl flooring.



EXTERIOR

Rear Garden

Approximately 50' x 16'. Immediate hard standing area, hard standing raised area to rear, remainder laid to lawn, access to front via timber gate.

Front Exterior

Public path to front and shared side access.

