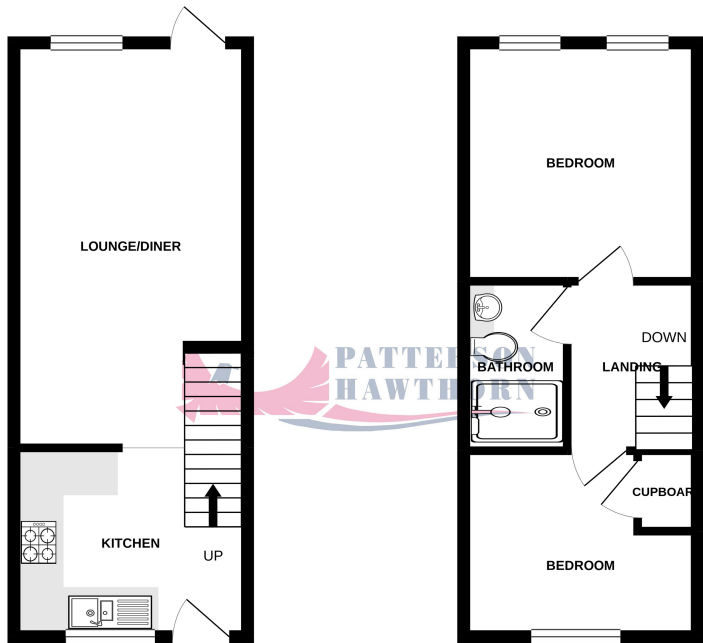


GROUND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.

1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, openings, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		<b>95</b>
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>66</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		<b>84</b>
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>58</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



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## Water Lane, Purfleet

£250,000

- TWO BEDROOMS
- IMMACULATE THROUGHOUT
- RE-FITTED BATHROOM
- 18FT KITCHEN / DINER
- EASY ACCESS TO A13 & M25
- APPROX 0.5 MILES TO STATION
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY / INVESTMENT

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Kitchen**

3.24m x 2.64m (10' 8" x 8' 8") Double glazed windows to front, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with extendable mixer tap, space for double cooker, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, mosaic tiled splash backs, tile effect vinyl flooring, stairs to first floor.

### **Lounge / Diner**

5.66m x 3.25m (18' 7" x 10' 8") Double glazed windows to rear, storage heater, wood grain effect laminate flooring, under-stairs storage space, uPVC framed door to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, with integrated stepladder leading to partially boarded loft, fitted carpet.



### **Bedroom One**

3.26m x 3.25m (10' 8" x 10' 8") Double glazed windows to rear, electric heater, wood grain effect laminate flooring.

### **Bedroom Two**

3.26m x 2.64m (10' 8" x 8' 8") Double glazed windows to front, large built-in storage cupboard, electric heater, wood grain effect laminate flooring.



### **Bathroom**

2.38m x 1.4m (7' 10" x 4' 7") Comprising low level flush WC, hand wash basin inset within base unit, shower cubicle, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 30ft – Immediate patio area, patio area to rear, timber shed to rear, remainder laid to lawn, access to rear via timber gate.

### **Front Exterior**

Paved with one allocated parking space.

