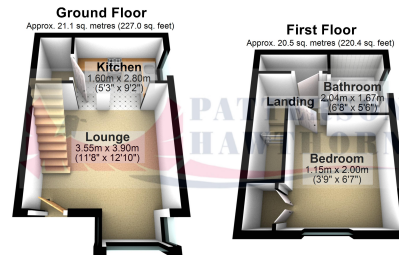



Total area: approx. 41.6 sq. metres (447.4 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(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.

Vexil Close, Purfleet-on-Thames

£225,000

- ONE BEDROOM SEMI DETACHED HOUSE
- FREEHOLD
- EXCELLENT CONDITION THROUGHOUT
- 23' x 18' (MAX) PRIVATE REAR GARDEN
- SHELTERED CAR PORT
- ONLY 6 MIN DRIVE TO LAKESIDE SHOPPING CENTRE (APPROX)
- EASY ACCESS TO A13 & M25
- CONVENIENT FOR PURFLEET C2C STATION





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Reception Room

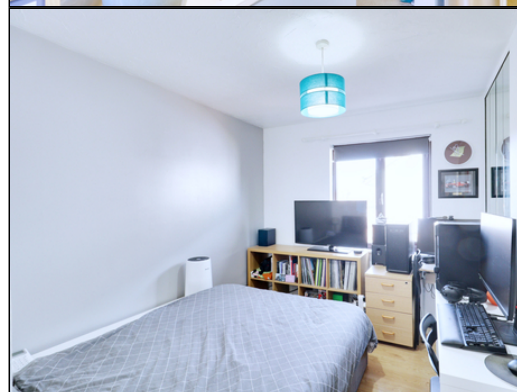
3.67m x 3.55m (12' 0" x 11' 8") Double glazed bay windows to front, storage heater, fitted carpet, stairs to first floor.

Kitchen

2.8m x 1.6m (9' 2" x 5' 3") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, circular sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, tiled splashbacks, laminate flooring.

Built in Storage Cupboard / Larder

1.6m x 0.74m (5' 3" x 2' 5") Space for freestanding fridge freezer, built-in shelving, laminate flooring.



FIRST FLOOR

Landing

Built in storage cupboard, fitted carpet.

Bedroom

3.09m x 2.65m (10' 2" x 8' 8") Double glazed windows to front, electric heater, built-in storage cupboard/walk-in wardrobe with folding mirrored doors, laminate flooring.

Bathroom

2.04m x 1.67m (6' 8" x 5' 6") Double glazed windows to side, panelled bath, shower, low level flush WC, hand wash basin, tiled walls, laminate flooring.

EXTERIOR

Rear Garden (Irregular Shaped)

Approximately 23' x 18' Mostly laid to decorative pebbles.

Sheltered Carport

Located in front of garden giving off street parking for one car.