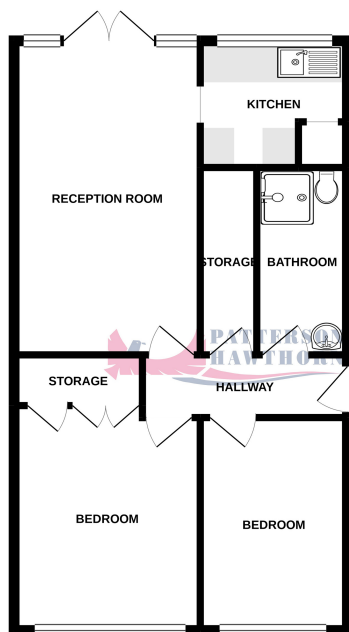


GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.5 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 misstatement. 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 Metagage (10/22)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	71	74
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	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.



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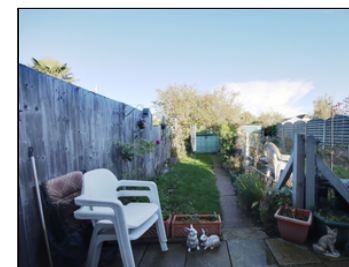
Rainham@pattersonhawthorn.co.uk



Briscoe Road, Rainham

Guide Price £250,000

- TWO DOUBLE BEDROOMS GROUND FLOOR MAISONETTE
- NO ONWARD CHAIN
- PRIVATE FRONT & REAR GARDENS
- 17' RECEPTION ROOM
- COMMUNAL AREA TO REAR GIVING POTENTIAL OFF STREET PARKING
- POPULAR ROAD IN FAVOURED NORTH RAINHAM
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25



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GROUND FLOOR

Front (side) Entrance

Via uPVC door, opening into:

Entrance Hall

Large under stairs storage cupboard, fitted carpet.

Bedroom One

4.59m (into fitted wardrobes) x 3.08m (15' 1" x 10' 1"). Double glazed windows to front, radiator, fitted wardrobes and eye-level storage units, fitted carpet.

Bedroom Two

3.64m x 2.46m (11' 11" x 8' 1"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.02m x 1.48m (6' 8" x 4' 10"). Opaque double glazed windows to side, low-level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, tiled flooring.



Reception Room

5.23m x 3.08m (17' 2" x 10' 1"). Double glazed windows to rear, radiator, fitted carpet, uPVC framed double doors to rear opening to private rear garden.

Kitchen

2.45m x 2.11m (8' 0" x 6' 11"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splash backs, fitted carpet.

EXTERIOR

Rear Garden

Approx 40'. Immediate patio, remainder laid to lawn with hard standing path, access to front via metal gate.

Front Garden

Laid to lawn, shared hard standing driveway to side & rear giving potential off street parking.

