





TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**Energy Efficiency Rating**

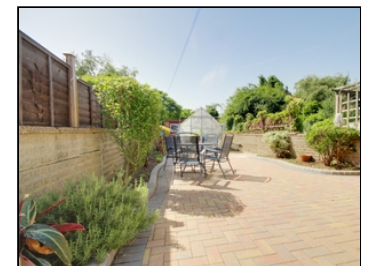
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		86
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	67	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		84
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	64	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Betterton Road, Rainham**  
**Guide Price £290,000**

- GUIDE PRICE £290,000-£300,000
- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- POPULAR ROAD
- OFF STREET PARKING



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:

### **Hallway**

Radiator, wood grain effect laminate flooring.

### **Bedroom One (Currently used as Reception Room)**

4.07m x 3.34m (13' 4" x 10' 11") Double glazed windows to front, radiator, wood grain effect laminate flooring.

### **Bedroom Two**

3.32m x 3.04m (10' 11" x 10' 0") Double glazed windows to side, radiator, fitted wardrobes and over-bed units, fitted carpet.

### **Kitchen**

3.04m x 3.04m (10' 0" x 10' 0") Opaque double glazed windows to side, range of matching wall and base units, laminate work surface, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven, four ringed electric hob, extractor hood, space for free standing fridge freezer, tiled walls, wood grain effect laminate flooring.



### **Lounge**

4.08m x 3.21m (13' 5" x 10' 6") Opaque double glazed windows to side, radiator, wood grain effect laminate flooring.

### **Rear Lobby Area**

Opaque double glazed windows to rear, radiator, tiled flooring, uPVC rear door opening to garden.



### **Bathroom**

2.47m x 1.32m (8' 1" x 4' 4") Opaque double glazed windows to rear, panelled bath with shower attachment, hand wash basin inset within base units, tiled splash backs, radiator, tiled flooring.

### **Separate WC**

Low level flush WC, hand wash basin, fixed opaque window to side, tiled walls, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 60ft – Mostly paved with various bush and plant borders, greenhouse and large brick-built shed to rear, access to front via timber gate.

### **Front Exterior**

Fully paved for off street parking.

