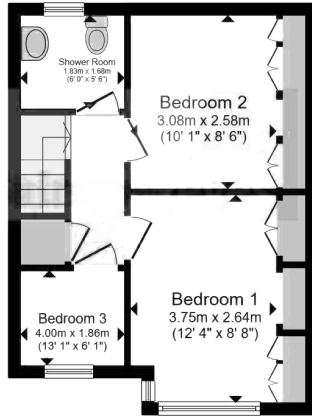
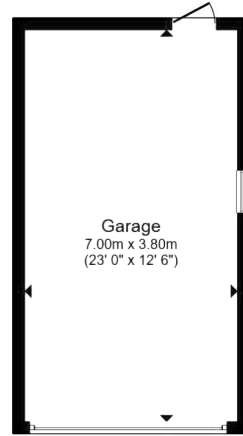


Ground Floor



First Floor




Garage

Total floor area 106.9 sq.m. (1,151 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		62
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Castle Avenue, Rainham

£360,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- MODERNISATION REQUIRED
- EXCELLENT OPPORTUNITY TO REFURBISH
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 22' RECEPTION ROOM & CONSERVATORY
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO RAINHAM & FLM PARK STATIONS



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 aluminium framed door opening into:

Hallway

Obscure double glazed windows to front, radiator, under-stairs storage cupboard, fitted carpet, stairs to first floor.

Reception Room

6.93m x 3.35m > 2.97m (22' 9" x 11' 0" > 9' 9"). Double glazed bay windows to front, obscure windows to side (looking into the kitchen), windows to rear, two radiators, feature fireplace, fitted carpet.

Kitchen

3.04m x 2.02m (10' 0" x 6' 8") Windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven with four ring gas hob, extractor hood, space and plumbing for washing machine, breakfast bar area, tiled walls, tiled flooring, hardwood door to rear opening into:

Lean To / Conservatory

5.17m x 2.36m (17' 0" x 7' 9") Plumbing for washing machine, windows to rear, tiled flooring, aluminum framed sliding door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, built in over stairs storage, fitted carpet.

Bedroom One

3.85m x 3.12m (12' 8" x 10' 3") Double glazed bay windows to front, radiator, fitted wardrobes and vanity unit, fitted carpet.

Bedroom Two

3.12m x 3.08m (10' 3" x 10' 1") Windows to rear, fitted wardrobes and vanity unit, radiator, fitted carpet.

Bedroom Three

2.0m x 1.86m (6' 7" x 6' 1") Double glazed windows to front, radiator, fitted carpet.

Shower Room

1.84m x 1.68m Obscure windows to rear, low level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden (Unmeasured)

Mostly laid to lawn.

Front Exterior

Paved driveway giving off street parking.

