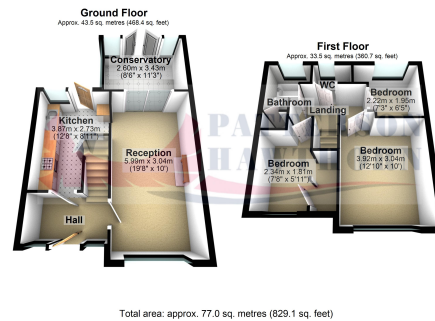
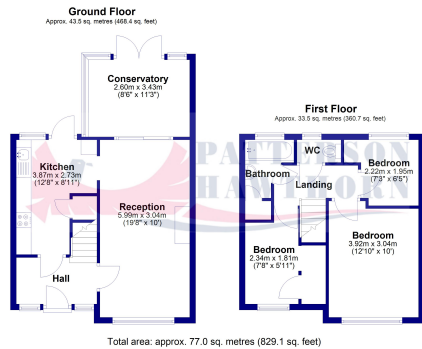




| Energy Efficiency Rating                    |          | Current                 | Potential                                                                           |
|---------------------------------------------|----------|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |          |                         |                                                                                     |
| (92+)                                       | <b>A</b> |                         |                                                                                     |
| (81-91)                                     | <b>B</b> |                         |                                                                                     |
| (69-80)                                     | <b>C</b> |                         | <b>75</b>                                                                           |
| (55-68)                                     | <b>D</b> | <b>61</b>               |                                                                                     |
| (39-54)                                     | <b>E</b> |                         |                                                                                     |
| (21-38)                                     | <b>F</b> |                         |                                                                                     |
| (1-20)                                      | <b>G</b> |                         |                                                                                     |
| Not energy efficient - higher running costs |          |                         |                                                                                     |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |  |

### Trafalgar Road, Rainham

#### £375,000

- THREE BEDROOM TERRACE HOUSE
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION
- 19' x 10' RECEPTION ROOM
- 70' REAR GARDEN
- CONSERVATORY
- OFF STREET PARKING
- CLOSE TO A13 & M25 ROAD LINKS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EPC RATING D & COUNCIL TAX BAND C



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 opening into:

### **Entrance Hall**

Obscure double glazed windows to front, radiator, fitted carpet, stairs to first floor.

### **Reception Room**

5.99m x 3.04m (19' 8" x 10' 0") Double glazed windows to front, radiator, feature Victorian-style fireplace, fitted carpet, double glazed sliding doors to rear opening into:

### **Conservatory**

3.43m x 2.60m (11' 3" x 8' 6") Double glazed windows throughout, corrugated plastic roof/ceiling, tiled flooring, uPVC framed double glazed double doors to rear opening to rear garden.

### **Kitchen**

3.87m x 2.73m (12' 8" x 8' 11") Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, double inset sink with mixer tap, four ring electric hob, extracted hood, space and plumbing for washing machine, integrated double oven, understairs storage cupboard housing metres and fuse box, vinyl flooring, single door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fitted carpet.

### **Bedroom One**

3.92m x 3.02m (12' 10" x 9' 11") Double glazed windows to front, radiator, fitted wardrobes and over-bed units, fitted carpet.

### **Bedroom Two**

2.34m x 1.81m (7' 8" x 5' 11") Double glazed windows to front, radiator, built-in storage cupboard and shelving, fitted carpet.

### **Bedroom Three**

2.22m x 1.95m (7' 3" x 6' 5") Double glazed windows to rear, built-in storage cupboards, radiator, fitted carpet.

### **Bathroom**

Obscure double glazed windows to rear, panelled bath, shower, hand wash basin, radiator, tiled walls, built in storage cupboard, vinyl flooring.

### **Separate WC**

Obscure double glazed windows to rear, low level flush WC, tiled walls, part carpet and part vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 70' (Max) Part paved and part laid to lawn with raised brick flowerbed borders.

### **Front Exterior**

Paved giving off street parking for two cars.