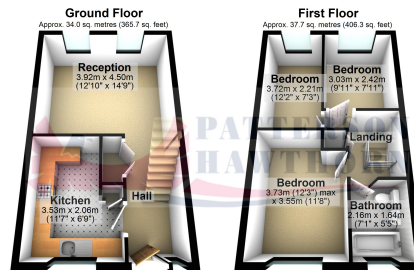


Total area: approx. 71.7 sq. metres (772.0 sq. feet)



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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>		
(55-68) <b>D</b>	65	77
(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

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.

## Danbury Road, Rainham

£265,000

- THREE LARGE BEDROOM SECOND FLOOR MAISONETTE
- SPLIT LEVEL (TWO FLOORS)
- 120 YEARS REMAINING ON LEASE
- 14' x 12' RECEPTION ROOM
- GAS CENTRAL HEATING
- COMMUNAL GARDEN TO REAR
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, MAJOR ROADS & STATION
- RARE OPPORTUNITY







## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to second floor.

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

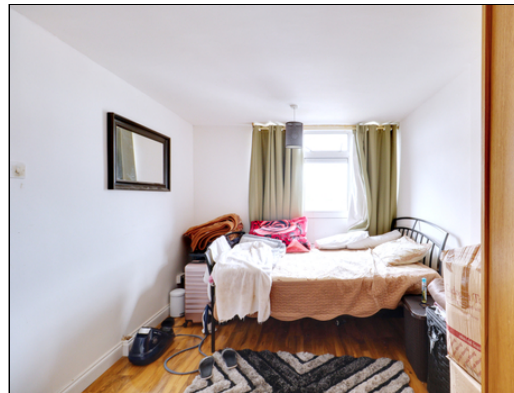
Obscure windows to front, large built-in storage cupboard, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

4.5m x 3.92m (14' 9" x 12' 10") Double glazed windows to rear, radiator, laminate flooring.

### **Kitchen / Diner**

3.53m x 2.78m (11' 7" x 9' 1") > 2.05m (6' 9") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces. inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for freestanding fridge freezer, boiler, tiled splash backs, vinyl tiled flooring.



## **FIRST FLOOR**

### **Landing**

Built-in storage cupboard, fitted carpet.

### **Bedroom One**

4.88m (Into fitted wardrobe) x 2.78m (16' 0" x 9' 1") Double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

### **Bedroom Two**

3.92m x 2.22m (12' 10" x 7' 3") Double glazed windows to rear, radiator, laminate flooring.

### **Bedroom Three**

3.04m x 2.19m (10' 0" x 7' 2") Double glazed windows to rear, radiator, laminate flooring.

### **Bathroom**

2.15m x 1.62m (7' 1" x 5' 4") Obscure double glazed windows to front, panelled bath, shower, low level flush WC, hand wash basin, radiator, part tiled walls, vinyl tiled flooring.



## **EXTERIOR**

**Communal walkway to front, Communal Garden to rear.**

