

GROUND FLOOR
506 sq ft. (47.0 sq.m.) approx.

1ST FLOOR
401 sq ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA - 907 sq ft. (84.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, views 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. Home-visit reference: C2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



Melville Road, Rainham

£365,000

- THREE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- POTENTIAL GROUND FLOOR 4TH BEDROOM
- LOCATED IN THE HEART OF SOUGHT AFTER RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- RESIDENTS PERMIT PARKING
- ONLY 0.4 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES, A13 & M25
- IDEAL FIRST TIME BUY



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via hardwood door opening into porch, loft hatch to ceiling, tiled flooring, hardwood framed door opening into:

Hallway

Double glazed window to rear, radiator, part tiled flooring, part laminate flooring, stairs to first floor.

Reception Room One

4.07m x 3.24m (13' 4" x 10' 8"). Double glazed windows to front, radiator, feature fireplace, fitted carpet.

Reception Room Two

4.07m x 3.2m (13' 4" x 10' 6"). Double glazed windows to side and rear, radiator, laminate flooring, feature fireplace, under stairs storage cupboard housing metres and fuse box.

Kitchen

3.38m x 2.67m (11' 1" x 8' 9"). Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, space and plumbing for washing machine and dishwasher, four ring induction hob, extractor hood, tiled walls, tiled flooring, uPVC door to side opening to rear garden.



Bathroom

2.48m x 2.48m (8' 2" x 8' 2") (Max). Double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, built-in storage cupboard housing boiler, part tiled walls, radiator, vinyl tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, radiator, fitted carpet.

Bedroom One

4.07m x 3.21m (13' 4" x 10' 6"). Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.23m x 2.5m (10' 7" x 8' 2"). Double glazed windows to rear, built-in storage cupboard, fitted carpet.

Bedroom Three

3.41m x 2.33m (11' 2" x 7' 8"). Double glazed window to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 48' (Max). Mostly paved, part laid to lawn, timber shed to rear, access to front via timber gate.

Front Exterior

Paved front garden.