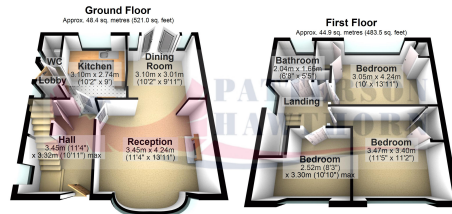


Total area: approx. 93.3 sq. metres (1004.4 sq. feet)



Total area: approx. 93.3 sq. metres (1004.4 sq. feet)



Dunedin Road, Rainham

Guide Price £425,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- GUIDE PRICE £425,000 - £450,000
- EPC RATING C & COUNCIL TAX BAND C
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- 85' REAR GARDEN (APPROX)
- OFF STREET PARKING FOR 3 CARS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	77
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.



GROUND FLOOR

Front Entrance

Via composite door opening into:

Enrance Hall

3.45m x 3.32m (11' 4" x 10' 11") Obscure double glazed window to side, understairs storage cupboard housing electricity and gas meters, radiator, fitted carpet, stairs to first floor.

Reception Room One

4.24m x 3.45m (13' 11" x 11' 4") Double glazed bay window to front, feature gas fireplace, radiator, fitted carpet.

Dining Room

3.10m x 3.01m (10' 2" x 9' 11") Double glazed windows to rear, built-in storage cupboard, fitted carpet UPVC frame double glazed single door to rear opening to rear garden,

Kitchen

3.10m x 2.74m (10' 2" x 9' 0") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, space for cooker, space and plumbing for washing machine, extractor hood, built-in storage space with obscure double glazed window to side and space for freestanding fridge freezer, tiled splashback, vinyl flooring.



Rear Lobby Area

Aluminium framed single door to side opening to rear garden, tiled flooring.

Ground Floor WC

Obscure double glazed window to side, low-level flush WC, vinyl flooring.

FIRST FLOOR

Landing

Obscure double glazed window to side, loft hatch to ceiling, built-in storage cupboard, fitted carpet.

Bedroom One

4.24m x 3.05m (13' 11" x 10' 0") Double glazed windows to rear, two built in storage cupboards one housing boiler, radiator, vinyl flooring.

Bedroom Two

3.47m x 3.40m (11' 5" x 11' 2") Double glazed windows to front, built in storage cupboard, radiator, fitted carpet.



Bedroom Three

3.30m x 2.52m (10' 10" x 8' 3") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.04m x 1.66m (6' 8" x 5' 5") Obscure double glazed windows, panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 85' Immediate paved wrap-around patio, remainder laid to lawn with hardstanding pathway leading to rear, two brick sheds, access to front via timber gate.

Front Exterior

Fully paved giving off street parking for three cars.

