


TOTAL FLOOR AREA: 624 sq. ft. (58.0 sq. m.) approx.


Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | 87 |
| (69 to 80) C | 74 | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|--|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | 86 |
| (69 to 80) C | 73 | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |

Collingwood Road, Rainham
Offers In Excess Of £375,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- IMMACULATE THROUGHOUT
- TWO RECEPTION ROOMS
- CONVERTED GARAGE
- ENSUITE TO MASTER BEDROOM
- GROUND FLOOR WC
- OFF STREET PARKING
- SOUGHT AFTER LOCATION



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 into:

Hallway

Radiator, white wood grain effect laminate flooring, stairs to first floor.

Ground Floor WC

Comprising opaque double glazed window to front, low level flush WC, hand wash basin inset within drawer units, tiled splash backs, radiator, white wood grain effect laminate flooring.

Lounge

4.11m x 4.1m (13' 6" x 13' 5") Double glazed windows to front, radiator, under-stairs storage cupboard, white wood grain effect laminate flooring.

Dining Room

2.8m x 2.34m (9' 2" x 7' 8") uPVC framed patio doors to rear, radiator, white wood grain effect laminate flooring.

Kitchen

2.8m x 2.57m (9' 2" x 8' 5") Double glazed windows to rear, range of matching wall and base units, granite work surface and drainer, inset sink with chrome mixer tap, four ringed induction hob, extractor hood, integrated fridge and freezer, integrated washing machine, integrated double oven, radiator, hardwood tiled flooring, composite door to side leading to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, obscure double glazed windows to side, built in storage cupboard, fitted carpet.

Bedroom One

2.87m x 2.7m (9' 5" x 8' 10") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Ensuite Bathroom

Comprising low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled splash backs, wood grain effect laminate flooring.

Bedroom Two

3.05m x 2.65m (10' 0" x 8' 8") Double glazed windows to rear, radiator, fitted wardrobes, white wood grain effect laminate flooring.

Bedroom Three

2.27m x 1.81m (7' 5" x 5' 11") Double glazed windows to front, radiator, fitted wardrobe, fitted carpet.

Bathroom

Opaque double glazed windows to rear, panelled bath with shower attachment, low level flush WC, hand wash basin inset within base and drawer units, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 54ft – Immediate wrap around patio area, remainder laid to lawn, converted garage and office to side.

Converted Garage / Office

2.58m x 2.36m (8' 6" x 7' 9") Office area; power and lighting, laminate flooring, further door leading to garage; 2.89m x 2.63m Up and over door to front, power and lighting.

Front Exterior

Hard standing driveway in front of garage for off street parking, remainder part gravelled, part paved.