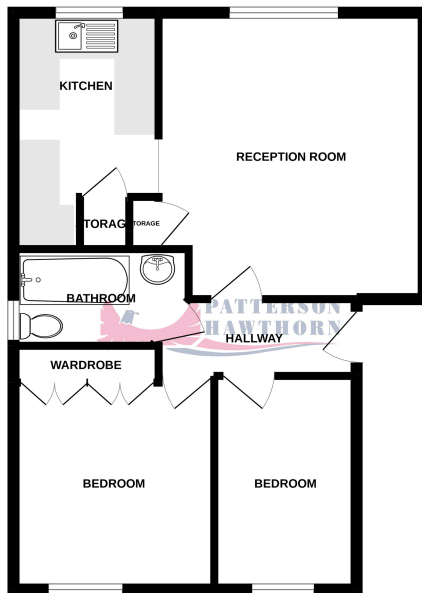


GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA - 522 sq.ft. (48.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors 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 only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Neatmap 10/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		79
(55 to 68)	D		
(39 to 54)	E	52	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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



Ferro Road, Rainham

Guide Price £250,000

- TWO BEDROOMS FIRST FLOOR FLAT
- NO ONWARD CHAIN
- ONLY FOUR FLATS IN BLOCK
- PRESENTED TO A HIGH STANDARD THROUGHOUT (vendor advises kitchen to be tiled soon)
- 14' RECEPTION ROOM
- ALLOCATED PARKING & COMMUNAL GARDENS
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 0.4 MILES TO RAINHAM C2C STATION



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



GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to:

FIRST FLOOR

Front Entrance

Via hardwood door, opening into:

Entrance Hall

Loft hatch to ceiling, security entrance phone, fitted carpet.

Reception Room

4.3m x 3.96m (14' 1" x 13' 0"). Double glazed windows to side, storage heater, fitted carpet, built in storage cupboard.

Kitchen

3.53m x 2.15m (11' 7" x 7' 1"). Double glazed windows to side, a range of matching wall and base units, laminated work surfaces, inset sink and drainer, space for double cooker, space and plumbing for washing machine, space for freestanding fridge freezer, built-in storage cupboard housing water tank, tiled splash backs to be fitted imminently, vinyl flooring.



Bedroom One

3.65m (into fitted wardrobes) x 3m (12' 0" x 9' 10"). Double glazed windows to front, electric heater, fitted drawer/vanity unit, fitted wardrobes, fitted carpet.

Bedroom Two

3.2m x 1.94m (10' 6" x 6' 4"). Double glazed window to front, storage heater, fitted carpet.



Bathroom

2.56m x 1.44m (8' 5" x 4' 9"). Opaque double glazed window to side, low-level flush WC, panel bath, electric shower, hand wash basin inset upon base units, tiled splash backs, vinyl flooring.

Exterior

Front Exterior

One allocated parking space and communal gardens to rear.

