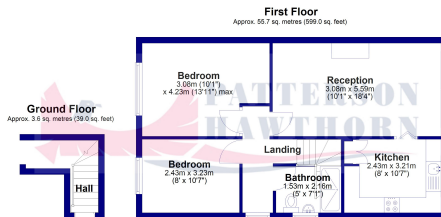


Total area: approx. 59.3 sq. metres (638.0 sq. feet)



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Briscoe Road, Rainham

£260,000

- TWO BEDROOM FIRST FLOOR MAISONETTE
- PRIVATE REAR GARDEN
- NO SERVICE CHARGE & ONLY £12.60/YEAR GROUND RENT
- SOUGHT AFTER ROAD IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS
- IDEAL FIRST TIME BUY OR DOWNSIZE OPPORTUNITY
- VENDOR EXTENDING LEASE TO 127 YEARS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(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.



GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Fitted carpet, stairs to first floor.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window windows to side, radiator, fitted carpet.

Reception Room

Double glazed windows to rear, radiators to front and rear, feature fireplace, fitted carpet.



Kitchen

Double glazed windows to rear, obscure double glazed windows to side, a range of matching wall and base units, laminate worksurfaces, inset sink drainer with mixer tap, integrated double oven, four ring electric hob, space and plumbing for washing machine, space for fridge, built-in larder, tiled splashbacks, vinyl flooring.



Bedroom One

Double glazed windows to front, fitted wardrobes and over-bed units, radiator, fitted carpet.

Bedroom Two

Double glazed windows to front, radiator, fitted carpet.



Bathroom

Obscure double glazed windows to side, low-level flush WC, hand wash basin, shower cubicle, hand towel radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 23' Part paved and part laid to lawn with bush borders, raised brick flowerbed border, access to front via timber and metal gate.



Front Exterior

Shared paved pathway.