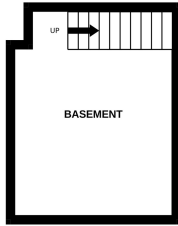
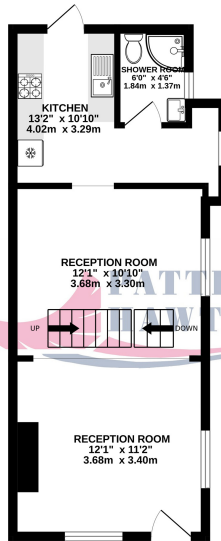


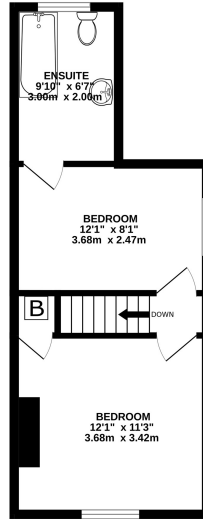
BASEMENT
136 sq.ft. (12.6 sq.m.) approx.



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

While every attempt 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 as to their operability or efficiency can be given.
Made with Metropix 12/2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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.



Wennington Road, Rainham £375,000

- TWO BEDROOM END OF TERRACED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTIONS & BASEMENT
- RE-FITTED CONTEMPORARY DESIGN KITCHEN
- GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR ENSUITE BATHROOM TO BEDROOM ONE
- RARE OPEN FIELD VIEWS TO FRONT, SIDE & REAR
- MULTI-CAR OFF STREET PARKING & GARAGE/OUTBUILDING
- 85' REAR GARDEN





GROUND FLOOR

Front Entrance

Via composite door opening into:

Reception Room One

4.19m x 3.68m (13' 9" x 12' 1"). Double glazed windows to front and side, feature fireplace, radiator, luxury vinyl flooring.

Reception room two (Open plan from reception room one)

3.68m x 3.29m (12' 1" x 10' 10"). Double glazed windows to side, radiator, luxury vinyl flooring, stairs to first floor, hatch with stairs leading down to basement.

Basement

3.35m x 3.11m (11' 0" x 10' 2"). Power and lighting, metres and fuse box.

Kitchen

3m x 2m (9' 10" x 6' 7"). Inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, inset butler style sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space for microwave oven, integrated fridge, integrated dishwasher, space and plumbing for washing machine, tiled walls, vinyl flooring.

Rear Lobby Area

Double glazed window to side, storage space, radiator, vinyl flooring.



Shower Room

1.84m x 1.37m (6' 0" x 4' 6"). Inset spotlights to ceiling, obscure double glazed windows to slide, low level flush WC, shower cubicle, hand wash basin set on base units, chrome radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder, double glazed window to side, fitted carpet.

Bedroom One

3.63m x 2.48m (11' 11" x 8' 2"). Double glazed windows to side, radiator, luxury vinyl flooring.

Ensuite Bathroom

3m x 2m (9' 10" x 6' 7"). Double glazed windows to rear, tiled bath, low level flush WC, hand wash basin, tiled walls, vinyl flooring.



Bedroom Two

3.63m x 3.42m (11' 11" x 11' 3"). Double glazed windows to front, built in storage cupboard housing boiler, radiator, luxury vinyl flooring.



EXTERIOR

Rear Garden

Approximately 85'. Immediate tiered sandstone patio with pond, remainder laid to lawn, block shed to rear, block garage to front, divided into outbuilding and storage area.



Front Exterior

Hardstanding driveway to side giving off street parking for multiple cars.