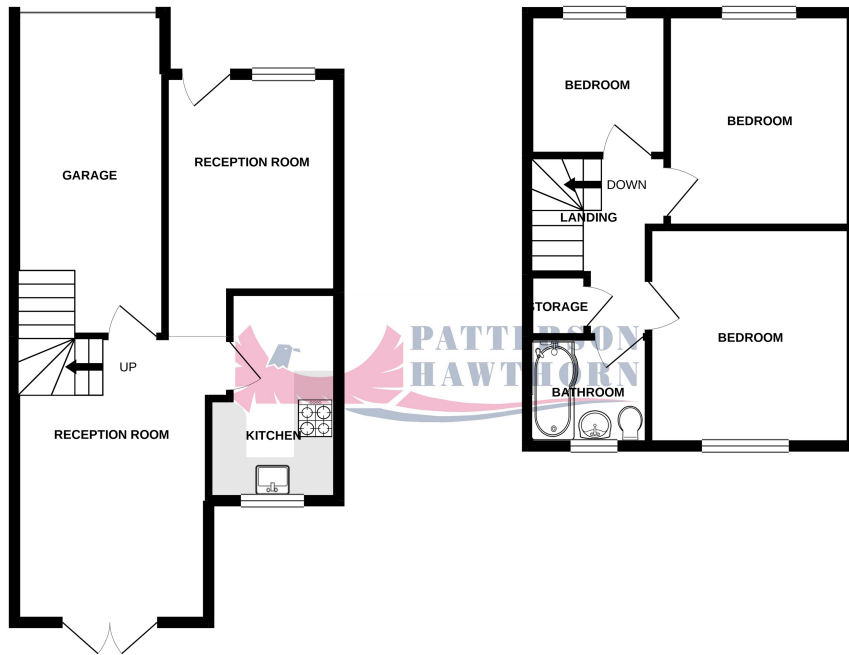


GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst 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.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		89
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	66	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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## Linnet Way, Purfleet

£325,000

- THREE BEDROOMS TERRACED HOUSE
- IMMACULATE THROUGHOUT
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE
- UNDER FLOOR HEATING THROUGHOUT
- 0.3 MILES TO PURFLEET C2C STATION
- EASY ACCESS TO A13, M25 & LAKESIDE
- OFF STREET PARKING



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Reception Room**

3.46m x 2.75m (11' 4" x 9' 0") Double glazed windows to front, laminate flooring with underfloor heating.

### **Second Reception Room**

4.54m x 3.05m (14' 11" x 10' 0") uPVC framed double doors to rear opening to rear garden, stairs to first floor, laminate flooring with underfloor heating.

### **Integral Garage**

5.14m x 2.39m (16' 10" x 7' 10") Up and over door to front, power and lighting.

### **Kitchen**

3.31m x 2.07m (10' 10" x 6' 9"). Double glazed window to rear, range of integrated handled matching wall and base units, composite work surfaces, inset sink with extendable mixer tap, integral oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for American style fridge freezer, composite splash backs, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, over-stairs storage cupboard, fitted carpet with underfloor heating.

### **Bedroom One**

3.47m x 3.24m (11' 5" x 10' 8") Double glazed windows to rear, fitted carpet with underfloor heating.

### **Bedroom Two**

3.41m x 2.94m (11' 2" x 9' 8") Double glazed windows to front, fitted carpet with underfloor heating.

### **Bedroom Three**

2.27m x 2.22m (7' 5" x 7' 3") Double glazed windows to front, fitted carpet with under floor heating.

### **Bathroom**

1.92m x 1.79m (6' 4" x 5' 10") Opaque double glazed windows to rear, PVC panelled bath, rainfall shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring with underfloor heating.

## **EXTERIOR**

### **Rear Garden**

Approximately 45ft – Immediate patio area, raised laid to lawn area, further raised gravelled area to rear.

### **Front Exterior**

Hard standing giving off street parking for two vehicles.