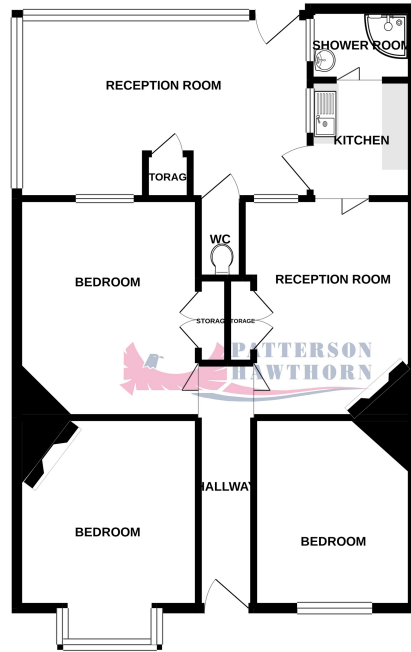


GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2021)

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		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	30	
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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Rainham@pattersonhawthorn.co.uk



Betterton Road, Rainham

£350,000

- THREE BEDROOMS SEMI DETACHED BUNGALOW
- MODERNISATION REQUIRED
- TWO RECEPTION ROOMS
- DETACHED GARAGE
- 60' WELL-MAINTAINED REAR GARDEN
- POTENTIAL TO EXTEND STPP
- POPULAR ROAD
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Fitted carpet.

Bedroom One

3.31m x 3.17m (10' 10" x 10' 5") Double glazed windows to front, electric storage heater, fitted carpet.

Bedroom Two

3.31m x 3.15m (10' 10" x 10' 4") Double glazed bay windows to front, feature fireplace, electric storage heater, fitted carpet.

Bedroom Three

3.18m x 3.16m (10' 5" x 10' 4") Windows to rear, built-in storage cupboards, electric storage heater, fitted carpet.

Reception Room Two

3.52m x 3.15m (11' 7" x 10' 4") Windows to rear, feature fireplace, built-in storage cupboards, fitted carpet.



Kitchen

2.05m x 1.78m (6' 9" x 5' 10") Range of wall and base units, laminate work surfaces, inset sink and drainer, space for cooker.

Shower Room

1.78m x 1.24m (5' 10" x 4' 1") Hand wash basin, shower cubicle, tiled walls, tiled flooring.



Reception Room One

5.07m x 3.19m (16' 8" x 10' 6") Double glazed windows to rear, opaque double glazed windows to side, fitted carpet, new pre-C5 door to rear opening to rear garden.

WC

Comprising a low-level flush WC with part tiled walls and laminate flooring.

EXTERIOR

Rear Garden

Approximately 61ft - Immediate patio road and pebble area. hard standing path to centre leading to rear, brick built shed to rear, remainder laid to lawn with various bush and plant borders.

Detached Garage

With access to front via shared double gate.

Front Garden

Mostly laid to pebbles, shared driveway to side leading to rear and garage.

