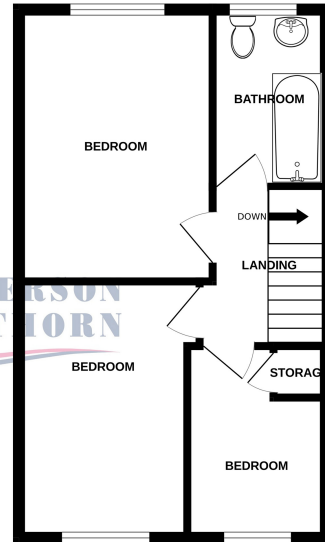
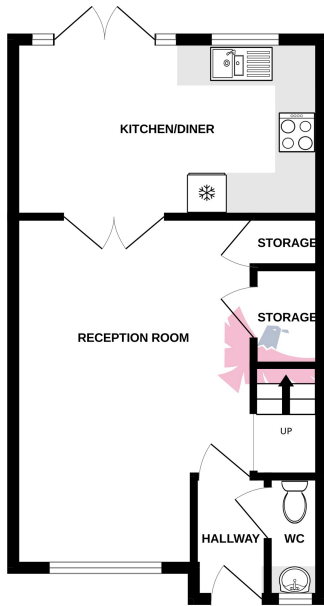


GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 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. Made with MetreX 10/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



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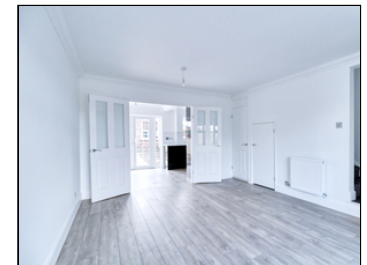
Rainham@pattersonhawthorn.co.uk



Bulmer Walk, Rainham

Guide Price £400,000

- THREE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- NEW ROOF, WINDOWS, DOORS, FLOORING, KITCHEN & BATHROOM
- GARAGE & PARKING TO REAR
- SOUGHT AFTER NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Front Entrance

Via composite door, opening into:

Entrance hall

Radiator, laminate flooring, door opening into reception room.

Ground Floor WC

Double glazed window to front, low-level flush WC, hand wash basin inset on a laminate surface, chrome hand towel radiator. part tiled walls, laminate flooring.

Reception Room

5.28m x 3.6m (17' 4" x 11' 10"). Double glazed windows to front, two radiators, laminate flooring, built-in under stairs storage cupboard housing gas & electricity metres & fuse box, additional built-in storage cupboard, stairs to first floor, hardwood double doors to rear opening into:

Kitchen/Diner

4.61m x 2.66m (15' 1" x 8' 9"). Double glazed windows to rear, a range of integrated handled matching wall and base units, integrated oven, four ring induction hob, extractor hood, 1.5 bowl inset sink & drainer with mixer tap, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, built-in wine rack, LED lights in plinths, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, fitted carpet.

Bedroom One

4.06m x 2.79m (13' 4" x 9' 2"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.94m x 2.48m (12' 11" x 8' 2"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3m > 2.14m (9' 10" > 7' 0") x 2.07m x m (6' 9"). Double glazed windows to front, radiator, fitted carpet, built in over-stairs storage cupboard.



Bathroom

2.59m x 1.7m (8' 6" x 5' 7"). Opaque double glazed windows to rear, panel bath with shower, hand wash basin, low-level flush WC, tiled walls, chrome hand towel radiator, tiled flooring.



EXTERIOR

Rear Garden

Approx. 38'. Part paved, part laid to lawn, access to rear via lockable timber gate.

Garage

4.89m x 2.44m (16' 1" x 8' 0"). Metal up and over door to front, uPVC door to rear, uPVC framed double glazed windows to rear, power and lighting.



Front Exterior

Small paved area to front.