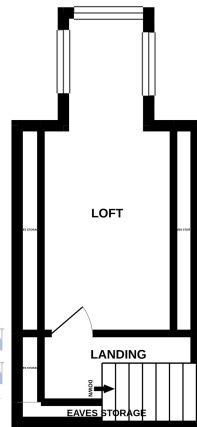
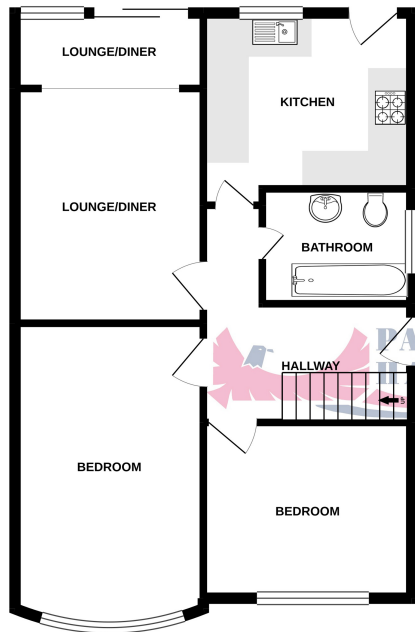


GROUND FLOOR
636 sq. ft. (59.1 sq. m.) approx.

1ST FLOOR
169 sq. ft. (15.7 sq. m.) approx.



TOTAL FLOOR AREA: 805 sq. ft. (74.7 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 furniture, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrage 12/2013

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		76
(55 to 68) D		
(39 to 54) E	39	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		70
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	33	
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



01708 500 000

Rainham@pattersonhawthorn.co.uk



Melville Road, Rainham £350,000

- TWO BEDROOMS
- DETACHED BUNGALOW
- ADDITIONAL LOFT ROOM
- REFURBISHED THROUGHOUT
- RE-FITTED KITCHEN & BATHROOM
- 0.4 MILES TO STATION
- CLOSE TO AMENITIES & SCHOOLS
- OFF STREET PARKING



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Ground Floor

Front Entrance

Via uPVC framed front door into ground floor hallway; hardwood flooring, radiator, stairs to first floor.

Bedroom One

4.88m x 3.18m (16' 0" x 10' 5"). Double glazed bay window to front, radiator, hardwood flooring.

Bedroom Two

2.9m x 2.13m (9' 6" x 7' 0"). Double glazed windows to front, radiator, hardwood flooring

Lounge/Diner

4.9m x 2.98m (16' 1" x 9' 9"). Double glazed windows & sliding patio door to rear, two radiators, hardwood flooring.



Kitchen

3.41m x 3.03m (11' 2" x 9' 11") > 2.79m (9' 2"). Double glazed windows to rear, a range of matching wall & base units, laminated work surfaces, inset sink & drainer with chrome mixer tap, space & plumbing for washing machine, integrated oven, four ring gas hob, extractor hood, space for freestanding fridge/freezer, breakfast bar area, tiled splash backs, hardwood flooring, uPVC rear door opening to rear garden.



Bathroom

2.62m x 1.67m (8' 7" x 5' 6"). Inset spotlights to ceiling, opaque double glazed windows to side, paneled bath with shower, low level flush WC & hand wash basin inset within base & drawer unit, tiled walls, tiled floor, chrome hand towel radiator.

First Floor

Landing

Wood grain effect laminated flooring, storage in eaves.

Loft Room

5.07m > 3.28m (16' 8" > 10' 9") x 2.83m (9' 3"). Double glazed windows to rear, radiator, wood grain effect laminated flooring, storage in eaves



EXTERIOR

Rear Garden

Approx 27' 7" x 22' 10". Part paved, part laid to lawn, access to front via security gate.



Front Exterior

Hard standing, off street parking