353 sq.ft. (32.8 sq.m.) approx.

360 sq.ft. (33.5 sq.m.) approx.

RITCHEN

BEDROOM

BEDROOM

BEDROOM

BEDROOM

BEDROOM

BEDROOM

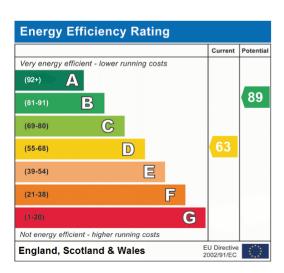
BEDROOM

BEDROOM

BEDROOM

1ST FLOOR

TOTAL FLOOR AREA: 7.14 sq.ft. (66.3 sq.m.) approx.
Writts every attempt has been made to ensure the accuracy of the floorpain contained here, measurement of doors, windows, crooms and any offer thems are approximate and or respectively is taken for any entropy to taken for any entropy to taken for any entropy or any or specific purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given.



GROUND FLOOR

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 repsentation 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.



# 01708 500 000

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# Nelson Road, Rainham £410,000

- THREE BEDROOM TERRACED HOUSE
- SOUGHT AFTER PROPERTY TYPE & LOCATION
- 70' (APPROX) LANDSCAPED REAR GARDEN
- 19' RECEPTION ROOM
- WELL MAINTAINED & PRESENTED THROUGHOUT
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL TO EXTEND, LIKE BOTH NEIGHBOURS (SUBJECT TO PLANNING)
- CLOSE TO SHOPS, AMENITES & SCHOOLS





#### **GROUND FLOOR**

#### **Front Entrance**

Via uPVC door opening into:

#### **Entrance Hall**

Opaque double glazed windows to front, laminate flooring, stairs to first floor.

# **Reception Room**

6.03m x 3.02m (19' 9" x 9' 11") Inset spotlights to ceiling, double glazed windows to front, radiator, uPVC framed sliding doors to rear opening into rear garden.

#### Kitchen

3.92m x 2.72m (12' 10" x 8' 11") > 1.8m (5' 11") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, built in under-stairs storage cupboard, tiled splashbacks, laminate flooring, uPVC door to rear opening onto rear garden.

## **FIRST FLOOR**

# Landing

Loft hatch to ceiling with integral step ladder leading to part boarded loft, fitted carpet.









#### **Bedroom One**

 $3.52m \times 3.17m (11' 7" \times 10' 5")$  Into fitted wardrobe, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

#### **Bedroom Two**

2.78m x 2.59m (9' 1" x 8' 6") > 2.14m (7' 0") Double glazed windows to rear, radiator, fitted carpet.

#### **Bedroom Three**

3.46m > 2.85m (11' 4" > 9' 4") x 2.27m (7' 5") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

#### **Bathroom**

2.61m x 1.62m (8' 7" x 5' 4") > 0.86m (2' 10") Opaque double glazed windows to rear, panelled bath, shower, hand wash basin, chrome hand towel radiator, tiled walls, tile effect vinyl flooring.

#### Separate WC

1.45m x 0.81m (4' 9" x 2' 8") Opaque double glazed windows to rear, low level flush WC, tiled walls, tile effect vinyl flooring.

# **EXTERIOR**

## Rear Garden

Approximately 70' Mostly paved with artificial grass area to centre, plastic shed, brick pond.

#### **Front Exterior**

Fully paved giving off street parking for two vehicles.