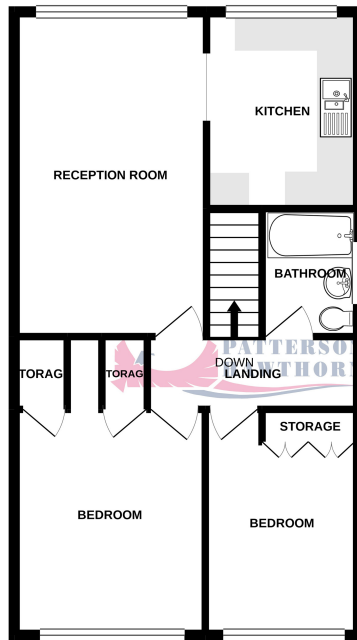
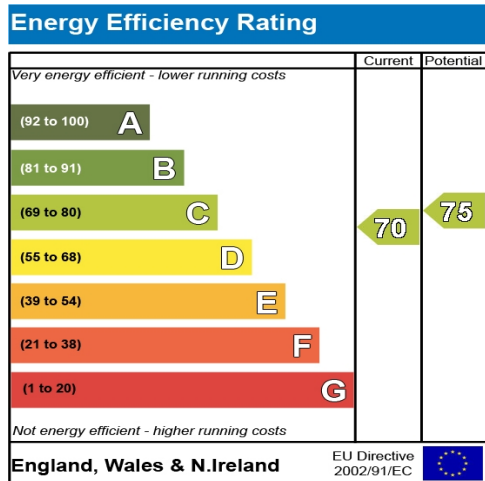


GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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 Metreplan (2020)



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 representation 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.



## Briscoe Road, Rainham

### £250,000

- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- WELL MAINTAINED & PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN
- NO SERVICE CHARGE & LOW GROUND RENT
- POPULAR LOCATION
- NO ONWARD CHAIN





## GROUND FLOOR

### **Front Entrance**

Via uPVC door opening into:

### **Hallway**

Radiator, fitted carpet, stairs to first floor.

## FIRST FLOOR

### **Landing**

Double glazed window to side, loft hatch to ceiling, fitted carpet.

### **Reception Room**

5.25m x 3.1m (17' 3" x 10' 2") Double glazed windows to rear, two radiators, feature fireplace, fitted carpet.



### **Kitchen**

3.9m > 3.18m (12' 10" > 10' 5") x 2.45m (8' 0") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space for fridge, tiled splash backs, radiator, Amtico flooring.

### **Bedroom One**

4.63m x 3.08m (15' 2" x 10' 1") Into fitted wardrobes, Double glazed windows to front, radiator, fitted wardrobes, built-in storage units, built-in vanity unit, radiator, fitted carpet.

### **Bedroom Two**

3.65m x 2.47m (12' 0" x 8' 1") Double glazed windows to front, built-in storage cupboards, radiator, fitted carpet.

### **Bathroom**

2.04m x 1.55m (6' 8" x 5' 1") Opaque double glazed windows to side, low level flush WC, hand wash basin, panelled bath with shower attachment, part tiled walls, radiator, tile effect vinyl flooring.

## EXTERIOR

### **Rear Garden**

Approximately 36ft - Mostly laid to lawn, shared hard standing driveway to side leading to front.