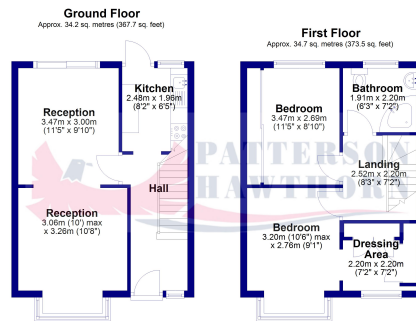


Total area: approx. 68.9 sq. metres (741.2 sq. feet)



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Spencer Road, Rainham

£425,000

- ORIGINAL THREE BEDROOM TERRACE HOUSE
- THIRD BEDROOM CONVERTED INTO DRESSING ROOM (EASILY RE-CONVERTED)
- NO ONWARD CHAIN
- 120' REAR GARDEN (APPROX) WITH 2026 NEW FENCING
- POTENTIAL TO EXTEND, LIKE BOTH NEIGHBOURS (SUBJECT TO PLANNING)
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Obscure double glazed window to front, radiator, understairs storage cupboard housing metres and fuse box, fitted carpet, stairs to first floor, access to accommodation.

Reception Room One

3.73m (Into bay) x 3.26m (12' 3" x 10' 8") Double glazed bay windows to front, radiator, fitted carpet.

Reception Room Two

3.48m x 3.02m (11' 5" x 9' 11") Radiator, fitted carpet, uPVC framed double glazed sliding door to rear opening to rear garden.

Kitchen

2.74m (Max) x 1.96m (9' 0" x 6' 5") Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, integrated fridge freezer, tiled walls, vinyl flooring, uPVC single door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, radiator, fitted carpet.

Bedroom One

3.98m x 3.88m (13' 1" x 12' 9") Double glazed bay windows to front, fitted wardrobes and over-bed units, fitted vanity unit, radiator, fitted carpet.

Dressing Room / Original Bedroom Three

2.27m x 2.01m (7' 5" x 6' 7") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet,

Bedroom Two

3.37m x 2.68m (11' 1" x 8' 10") (Into fitted wardrobes) Double glazed windows to rear, radiator, fitted wardrobes with sliding mirrored doors, fitted carpet.

Bathroom

2.32m x 1.91m (7' 7" x 6' 3") Obscure windows to rear, corner bath, shower, hand wash basin, low-level flush WC, radiator, tiled walls, tiled flooring,

EXTERIOR

Rear Garden

Approximately 120' Immediate patio, remainder laid to lawn with bush borders, timber shed halfway down garden.

Front Exterior

Paved giving off street parking.

