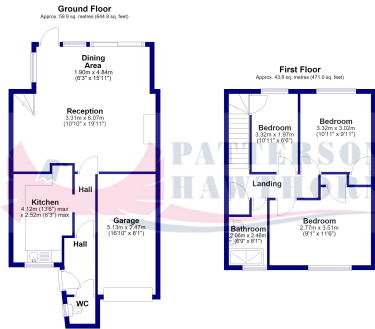
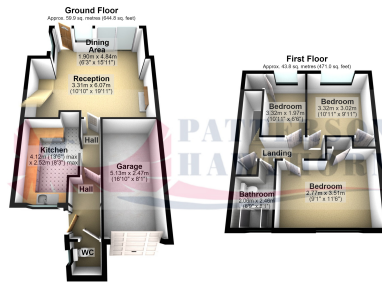




Total area: approx. 103.7 sq. metres (1115.8 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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.

Fagus Avenue, Rainham

£399,995

- THREE LARGE BEDROOM TERRACED HOUSE
- EXTENDED TO REAR
- NO ONWARD CHAIN
- 16' x 8' INTEGRAL GARAGE
- HUGE POTENTIAL TO CONVERT GARAGE & INCREASE LIVING SPACE
- TWO RECEPTIONS & GROUND FLOOR WC
- MODERN FITTED KITCHEN
- RE-FITTED FIRST FLOOR SHOWER ROOM



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Obscure double glazed window to front, radiator, fitted carpet, access to accommodation.

Reception Room One

6.07m x 3.31m (19' 11" x 10' 10"). Radiator, feature fireplace, fitted carpet, stairs to first floor.

Reception Room Two

4.84m x 1.90m (15' 11" x 6' 3"). Double glazed windows to rear, radiator, fitted carpet, uPVC framed double glazed sliding door to rear opening to rear garden. additional uPVC framed double glazed single door to rear opening to rear garden.

Kitchen

4.12m x 2.52m (13' 6" x 8' 3"). Double glazed windows to front, 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 & plumbing for washing machine, space for fridge/freezer, mosaic tile effect splashbacks, vinyl flooring.

Ground Floor WC

Obscure double glazed windows to side, low level flush WC, boiler, vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, built-in airing cupboard, fitted carpet.



Bedroom One

3.51m x 2.77m (11' 6" x 9' 1"). Double glazed windows to front, fitted wardrobes with sliding mirror doors, radiator, built in storage cupboard, fitted carpet.

Bedroom Two

3.32m x 3.02m (10' 11" x 9' 11"). Double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

Bedroom Three

3.32m x 1.97m (10' 11" x 6' 6"). Double glazed windows to rear, built-in storage cupboard, radiator, fitted carpet.

Bathroom

2.46m x 2.06m (8' 1" x 6' 9") Obscure double glazed windows to front, walk-in shower cubicle, low-level flush WC, hand wash basin set on base units, tiled walls, chrome hand towel radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 57'. Immediate patio, remainder laid to lawn with bush and plants borders, timber shed to rear.

Front Exterior

Fully paved giving off street parking, integral garage.