



Chafford Hundred £275,000



ENTRANCE HALL

Radiator. Wood flooring. Stairs to first floor. Under stairs cupboard.

KITCHEN 6' 1" x 11' 7" (1.85m x 3.53m)

Upvc double glazed window to front. Tiled effect flooring. Two person breakfast bar. White gloss effect upper and lower level units. Integrated oven and hob with extractor over. Sink unity inset in to work surface. Tiled splash backs. Recesses for washing machine and fridge freezer.

LOUNGE 13' 0" x 12' 7" (3.96m x 3.83m)

Glazed double doors to rear. Radiator. Wood flooring.

FIRST FLOOR LANDING

Loft and ground floor access. Fitted carpet.

BEDROOM ONE 9' 4" x 10' 8" (2.84m x 3.25m)

Upvc double glazed window to rear. Radiator. Fitted carpet. Fitted wardrobes with sliding doors.

BEDROOM TWO 8' 11" x 12' 7" max (2.72m x 3.83m)

Upvc double glazed window to front. Radiator. Fitted carpet. Built in airing cupboard.

BATHROOM

Tiled effect flooring. Chrome heated towel rail. Extractor fan. Vanity sink unit, low flush WC. Panelled bath with inset shower and shower screen.



144 Drake Road, Chafford Hundred, Grays, Essex, RM16 6RW

REAR GARDEN Southerly facing. Wood decked patio area.
Remainder being laid to lawn. Timber shed. Pedestrian side access,
outside security lighting.

FRONTAGE

Open plan design with lazy lawn finish.



AGENT NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.
5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



