



Stifford Clays £405,000



ENTRANCE PORCH

Multi glass panelled door leading to:

ENTRANCE HALL

Radiator. Wood flooring. Staircase rising to first floor.

KITCHEN / DINER 15' 5" x 12' 0" max (4.70m x 3.65m)

UPVC double glazed windows to front and side. Radiator. Wood flooring. A range of creme wall mounted upper and lower level units. Brushed steel sink unit inset in to wood effect work surface. Wall mounted double oven. Separate five ring gas hob with extractor over. Integrated washing machine and dishwasher. Spotlighting.

LOUNGE 19' 6" x 10' 11" (5.94m x 3.32m)

aluminium double glazed window to rear. Sliding patio doors to rear. Double radiator. Wood flooring.

CONSERVATORY 16' 9" x 8' 3" (5.10m x 2.51m)

UPVC construction with double glazed windows to sides and rear. Glazed double doors to rear. Double radiator. Tiled flooring.

FIRST FLOOR LANDING

UPVC double glazed window to side. Fitted carpet. Access to loft and ground floor. Built in cupboard enclosing domestic boiler (not tested). N.B The vendor advises us that loft is boarded and has power.

BEDROOM ONE 12' 1" max x 11' 0" (3.68m x 3.35m)

UPVC double glazed window to rear. Radiator. Laminate flooring.



102 Whitmore Avenue, Grays, Essex, RM16 2HT

BEDROOM TWO 12' 0" x 8' 9" (3.65m x 2.66m)

UPVC double glazed window to front. Radiator. Laminate flooring. Built in wardrobe recess.

BEDROOM THREE 8' 1" x 7' 8" (2.46m x 2.34m)

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

FAMILY BATHROOM

Obscure UPVC double glazed windows to front and side. Chrome heated towel rail. Tiled walls and flooring. Vanity sink unit. Low flush WC. Panelled bath with inset shower over and shower screen. Spot lighting.

REAR GARDEN

Large southerly facing 'L' garden commencing with immediate paved patio area. Paved seating area to side with pergola over. Remainder laid to lawn. Shrub borders. Large wood cabin with power and lighting and additional shed to side. Carport/ Garage attached to side of property with power and lighting connected. Barn style doors.

FRONTAGE

Central shingled area. Brick paved pathway to front door. Brick paved parking area to side.



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.



102 Whitmore Avenue, Grays, Essex, RM16 2HT



102 Whitmore Avenue, Grays, Essex, RM16 2HT



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 believe 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.



Energy Performance Certificate



102, Whitmore Avenue, GRAYS, RM16 2HT

Dwelling type: Semi-detached house
Date of assessment: 07 August 2015
Date of certificate: 07 August 2015

Reference number: 8715-7128-3900-4853-6902
Type of assessment: RdSAP, existing dwelling
Total floor area: 98 m²

Use this document to:

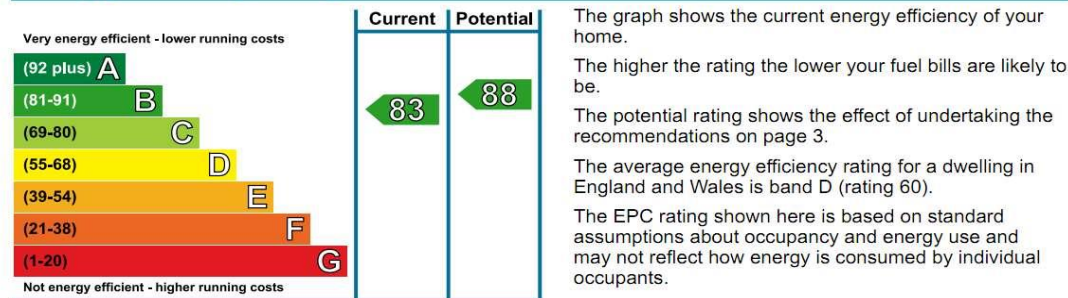
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,091
Over 3 years you could save	£ 357

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 180 over 3 years	
Heating	£ 1,464 over 3 years	£ 1,371 over 3 years	
Hot Water	£ 288 over 3 years	£ 183 over 3 years	
Totals	£ 2,091	£ 1,734	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 114
2 Low energy lighting for all fixed outlets	£35	£ 135
3 Solar water heating	£4,000 - £6,000	£ 105

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.