



Grays £395,000



58 Grangewood Avenue, Grays, Essex, RM16 2GJ

A DELIGHTFUL TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN THE POPULAR WOODSIDE AREA OF GRAYS WHICH HAS TWO RECEPTION ROOMS, A SPACIOUS CONSERVATORY AND OFF ROAD PARKING TO THE FRONT FOR SEVERAL VEHICLES. EARLY VIEWING ADVISED. EPC: E.

❖ ENTRANCE HALL

❖ LOUNGE

❖ DINING ROOM

❖ SUPERB BATHROOM

❖ OFF STREET PARKING FOR SEVERAL VEHICLES

❖ KITCHEN

❖ CONSERVATORY

❖ TWO DOUBLE BEDROOMS

❖ REAR GARDEN

❖ NO ONWARD CHAIN

ENTRANCE HALL

Double glazed door leading to entrance hall. Coving to ceiling. Tiled flooring. Power points.

LOUNGE 13' 7" x 12' 7" (4.14m x 3.83m)

Bay window to front. Coving to ceiling. Laminated flooring. Power points.

DINING ROOM 9' 4" x 8' 9" (2.84m x 2.66m)

Radiator. Tiled flooring. Power points. Opening to kitchen. Door to conservatory.

KITCHEN 9' 5" x 9' 0" (2.87m x 2.74m)

Double glazed window to rear. A range of white base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in single oven and gas hob with extractor over. Recesses for appliances. Tiled flooring. Power points.

CONSERVATORY 18' 0" x 8' 7" (5.48m x 2.61m)

Double glazed to three aspects with French door to garden. Vinyl flooring. Power points.



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BEDROOM ONE 12' 4" x 12' 0" (3.76m x 3.65m)

Double glazed window to front. Coving to ceiling. Fitted carpet. Power points.

BEDROOM TWO 12' 10" x 11' 0" (3.91m x 3.35m)

Double glazed window. Coving to ceiling. Fitted carpet. Power points.

BATHROOM 7' 0" x 6' 5" (2.13m x 1.95m)

Obscure double glazed window. Tiled flooring. Heated towel rail. White suite comprising of freestanding bath with central taps. Low flush W.C. Vanity wash hand basin with drawer under. Shower cubicle with mixer shower over.

REAR GARDEN 35' 0" x 40' 0" (10.66m x 12.18m)

Paved patio leading to lawn with flower and shrub borders. Shed.

FRONT GARDEN

Block paved driveway providing parking for several vehicles.



PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: D. E.P.C: E.

AGENTS 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



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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.



[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		