



Essex Fencing
For All Your Fencing Needs
Tel: 01375 407847
Mob: 07930 424045
Free Estimates

North Grays £400,000



ENTRANCE PORCH

Two obscure double glazed windows. Tiled flooring. Cloaks cupboard. Glazed door to:

ENTRANCE HALL

Radiator. Coved and textured ceiling. Fitted carpet.

LOUNGE 21' 8" x 16' 9" > 9' 3" (6.60m x 5.10m > 2.82m)

Double glazed window to front. Obscure double glazed window to side. Two radiators. Coved and textured ceiling. Fitted carpet. Power points. Open to:

DINING AREA 9' 10" x 6' 0" (2.99m x 1.83m)

Double glazed window to side. Radiator. Coved and textured ceiling. Fitted carpet. Power points. Double glazed French doors to garden.

KITCHEN 10' 1" x 8' 7" (3.07m x 2.61m)

Double glazed window to rear. Coved and textured ceiling. Tiled flooring. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and microwave. Hob with extractor fan over. Recesses for appliances. Power points. Double glazed door to garden.

LANDING

Obscure double glazed window. Fitted carpet. Airing cupboard with lagged hot water tank. Access to loft.

BEDROOM ONE 11' 4" x 9' 2" (3.45m x 2.79m)

Double glazed window to front. Radiator. Fitted carpet. Range of double and single wardrobes and matching dressing table. Power points.



6 Windsor Avenue, North Grays, Essex, RM16 2UB

BEDROOM TWO 11' 0" x 10' 8" (3.35m x 3.25m)

Double glazed window to rear. Radiator. Fitted carpet. Power points.

BEDROOM THREE 8' 7" x 5' 4" x 7' 9" (2.61m x 1.62m x 2.36m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Built in cupboard.

SHOWER ROOM

Obscure glazed window. Radiator. Fitted carpet. White suite comprising of pedestal wash hand basin. Low flush WC. Walk in shower with mixer shower over. Tiling to walls.

REAR AND SIDE GARDENS

Paved patio area leading to lawn with fenced boundaries. Gated side entrance. Door to garage. Further block paved patio area. Shrubs.

GARAGE

Up and over door.

FRONT GARDEN

Mainly laid to lawn. Path. Walled boundaries.



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. 6. The property is subject to Grant of Probate.



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.



Energy Performance Certificate



6, Windsor Avenue, GRAYS, RM16 2UB

Dwelling type: Detached house
 Date of assessment: 03 July 2020
 Date of certificate: 06 July 2020

Reference number: 0576-2807-7233-2800-6141
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 88 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

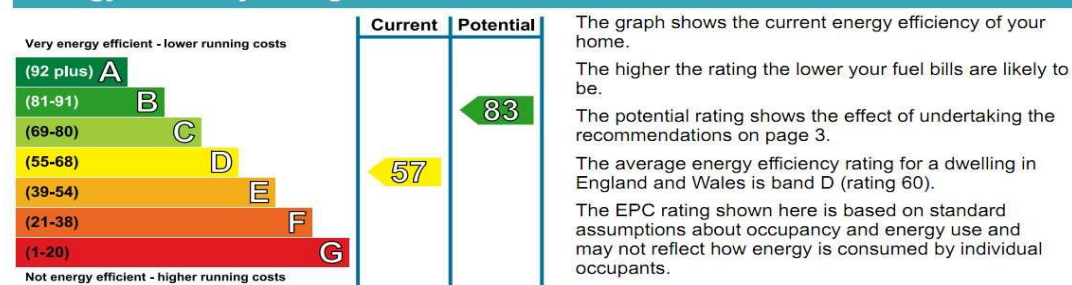
Estimated energy costs of dwelling for 3 years:	£ 3,012
Over 3 years you could save	£ 1,188

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 204 over 3 years	
Heating	£ 2,010 over 3 years	£ 1,404 over 3 years	
Hot Water	£ 633 over 3 years	£ 216 over 3 years	
Totals	£ 3,012	£ 1,824	

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	£ 207
2 Increase hot water cylinder insulation	£15 - £30	£ 75
3 Low energy lighting for all fixed outlets	£40	£ 141

See page 3 for a full list of recommendations for this property.

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.