



Little Thurrock £300,000



ENTRANCE HALL

UPVC double glazed window to rear. Radiator. Laminate floor. Stairs to first floor. Built in under stairs cupboard.

DINING ROOM/ BEDROOM THREE 10' 11" x 9' 5" (3.32m x 2.87m)

UPVC double glazed window to front and side. Double radiator. Laminate flooring.

LOUNGE / KITCHEN 11' 4" max x 24' 1" (3.45m x 7.34m)

UPVC double glazed window to front and rear. Part glazed door to side. Double radiator. Laminate flooring. Range of off white upper and lower level units with quartz work surfaces. Butler sink. Integrated brushed oven with matching five ring gas hob. Integrated dishwasher and washing machine.

FIRST FLOOR LANDING

UPVC double glazed window to side. Fitted carpet. Loft access.

BEDROOM ONE 11' 5" x 14' 2" (3.48m x 4.31m)

UPVC double glazed window to side and front. Double radiator. Fitted carpet. Built in cupboard. Picture rail.

BEDROOM TWO 11' 3" x 9' 6" (3.43m x 2.89m)

UPVC double glazed window to front. Double radiator. Fitted carpet.

BATHROOM

Obscure UPVC double glazed window to rear. Double radiator. Tiled walls. Tiled effect flooring. Fitted three piece suite comprising of: pedestal wash basin, low flush WC, panelled bath with power shower over.



REAR GARDEN

Immediate paved patio area. Pedestrian side access. Outside cold water tap. Remainder laid to lawn. Paved seating area at rear. Timber outbuilding approx 11'1 x 14'1 with power and lighting currently used as a bar.

FRONTAGE

Blocked paved parking area for approx three cars with raised borders.

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.



59 Rectory Road, Grays, Essex, RM17 6AW



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



59, Rectory Road, GRAYS, RM17 6AW

Dwelling type: Semi-detached house **Reference number:** 2988-5075-7239-3125-2940
Date of assessment: 28 January 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 30 January 2015 **Total floor area:** 74 m²

Use this document to:

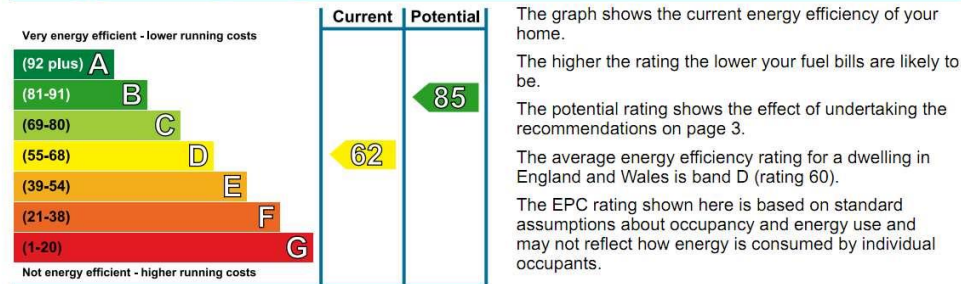
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,352
Over 3 years you could save	£ 762

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 141 over 3 years	
Heating	£ 1,830 over 3 years	£ 1,245 over 3 years	
Hot Water	£ 309 over 3 years	£ 204 over 3 years	
Totals	£ 2,352	£ 1,590	

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 Cavity wall insulation	£500 - £1,500	£ 483
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111
3 Low energy lighting for all fixed outlets	£25	£ 60

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.