



Grays £325,000



## 1 Richmond Road, Grays, Essex, RM17 6DN

A THREE BEDROOM END OF TERRACE HOUSE SITUATED IN A CONVENIENT AREA OF GRAYS WHICH OFFERS GOOD SIZED ACCOMMODATION THAT NEEDS TOTAL MODERNISATION. EPC: TBC.

- ❖ PORCH
- ❖ LOUNGE/DINING ROOM
- ❖ BATHROOM
- ❖ CLOAKROOM
- ❖ REAR GARDEN
- ❖ NO ONWARD CHAIN
- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ THREE BEDROOMS
- ❖ LANDING
- ❖ GARAGE

### **ENTRANCE PORCH**

Double glazed door to entrance porch. Door to entrance hall.

### **ENTRANCE HALL**

Radiator. Stairs to first floor.

### **LOUNGE/DINING ROOM** 24' 4" x 12' 6" > 9' 2" (7.41m x 3.81m > 2.79m)

Double glazed bay window to front. Double glazed window to rear. Two radiators. Coving to ceiling. Power points. Built in cupboard. Decorated with dado rail. Open to:

### **KITCHEN** 12' 6" x 7' 1" (3.81m x 2.16m)

Double glazed window to rear. Radiator. Tiled flooring. A range of base and eye level units with complimentary work surfaces. Sink unit. Recesses for appliances. Tiled splashbacks.

### **LOBBY**

Double glazed door to rear garden. Tiled flooring.



## **BATHROOM**

Obscure double glazed window. Radiator. Vinyl flooring. Walk in hip bath. Pedestal wash hand basin. Low flush W.C. Boiler (Not tested).

## **LANDING**

Radiator. Dado rail.

## **BEDROOM ONE** 13' 6" x 9' 2" (4.11m x 2.79m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Decorated with dado rail. Built in mirror fronted wardrobes. Further built in double wardrobe.

## **BEDROOM TWO** 10' 3" x 7' 9" max (3.12m x 2.36m max)

Double glazed window to rear. Radiator. Power points.

## **BEDROOM THREE** 10' 5" x 9' 8" (3.17m x 2.94m)

Double glazed window to rear. Radiator. Power points.



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### **CLOAKROOM** 11' 1" x 4' 4" (3.38m x 1.32m)

Obscure double glazed window. Low flush W.C. Pedestal wash hand basin with tiled splashback. Hot water tank.

### **REAR GARDEN**

Immediate patio leading to lawn. Ornamental pond. Door to garage.

### **GARAGE**

Detached garage to rear of garden.

### **FRONT GARDEN**

Mature trees and shrubs. Path.

### **PROPERTY DETAILS**

Tenure: Freehold. Thurrock council tax band: B. EPC: TBC.



**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.

**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.



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