



Grays £325,000



## 22 Stifford Clays Road, Grays, Essex, RM16 2DU

AN ATTRACTIVE THREE BEDROOM SEMI DETACHED FAMILY HOUSE OFFERING A GOOD SIZED SOUTHERLY FACING REAR GARDEN LOCATED WITHIN A PLEASANT SMALL TURNING THAT IS EASILY ACCESSIBLE TO A13 MAJOR ROAD, LAKESIDE SHOPPING COMPLEX AND NEIGHBOURING TOWNS AND VILLAGES. VIEWING ADVISED. EPC. D.

❖ THREE BEDROOMS

❖ ENTRANCE HALL

❖ CLOAK ROOM

❖ FIRST FLOOR BATHROOM

❖

❖

❖

❖ SEMI DETACHED

❖ KITCHEN

❖ LOUNGE

❖ SOUTHERLY FACING REAR GARDEN, VEHICULAR REAR ACCESS

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### **ENTRANCE HALL**

Wood effect flooring. Radiator. Stairs rising to first floor.

### **KITCHEN** 11' 11" max x 11' 10" (3.63m x 3.60m)

UPVC double glazed window to front. A range of upper and lower level wall mounted units. Sink unit inset into work surface. Tile splash backs. Wall mounted double oven with separate halogen hob with extractor over. Laminate flooring.

### **INNER LOBBY**

Part glazed door to side. Upper level wall mounted units.

### **CLOAK ROOM**

Obscure UPVC double glazed window to side. Radiator. Wash basin. Tile splash backs. Low flush WC. Laminate flooring.

### **LOUNGE** 19' 4" x 10' 11" (5.89m x 3.32m)

UPVC double glazed window and sliding patio doors to rear. Double radiator. Laminate flooring.

### **FIRST FLOOR LANDING**

UPVC double glazed window to side. Fitted carpet. Stair case descending to ground floor. Loft access. Built in airing cupboard.

### **BEDROOM ONE** 11' 0" max x 10' 0" (3.35m x 3.05m)

UPVC double glazed window to rear. Radiator. Fitted wardrobes. Fitted carpet.



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

UPVC double glazed window to front. Radiator. Fitted carpet. Built in storage cupboard.

**BEDROOM THREE** 9' 3" x 7' 9" (2.82m x 2.36m)

UPVC double glazed window to rear. Radiator. Fitted carpet.

**FAMILY BATHROOM**

Obscure UPVC double glazed windows to front and side. Radiator. Tiled flooring. Fitted three piece suite comprising of: Pedestal wash basin. Low Flush WC. Panelled bath.

**REAR GARDEN**

Concrete patio. Remainder laid to lawn. Pedestrian side access. Shed and garage.

**FRONT GARDEN**

Enclosed. Mainly laid to lawn. Concrete pathway to front door. Tenure: Freehold. Council tax Band: C



**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.

**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

**22, Stifford Clays Road, GRAYS, RM16 2DU**


**Dwelling type:** Semi-detached house **Reference number:** 2028-5035-7283-7910-1224  
**Date of assessment:** 22 July 2020 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 23 July 2020 **Total floor area:** 85 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,256</b>
<b>Over 3 years you could save</b>	<b>£ 630</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 204 over 3 years	
Heating	£ 1,473 over 3 years	£ 1,206 over 3 years	
Hot Water	£ 498 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,256</b>	<b>£ 1,626</b>	

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

Rating	Current	Potential
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	67	86

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### 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	£ 123
2 Increase hot water cylinder insulation	£ 15 - £30	£ 42
3 Low energy lighting for all fixed outlets	£20	£ 72

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



All details are used only as a guide to the layout. Plan produced using PlanUp.