

Chandler & Martin
Martin
YOUR LOCAL Estate Agents
01375 891007
FOR SALE
www.chandlerandmartin.co.uk



28

North Grays £350,000



ENTRANCE HALL

Approached via double glazed door. Obscure double glazed window. Radiator. Coved ceiling. Fitted carpet. Power points. Built in cupboard. Access to loft.

LOUNGE 21' 2" x 12' 0" (6.45m x 3.65m)

Double glazed window to front. Obscure window to side. Radiator. Coved ceiling. Fitted carpet. Power points. Feature fireplace with stone hearth.

KITCHEN/DINER 21' 2" x 10' 10" (6.45m x 3.30m)

Windows to rear and side. Radiator. Coved ceiling. Fitted carpet. Power points. Range of base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Built in double oven. Electric hob. Recesses for appliances. Boiler (Not Tested). Tiling to walls. Larder cupboard with tiled walls. Half glazed door to side.

BEDROOM ONE 13' 6" x 13' 4" (4.11m x 4.06m)

Window to side. Radiator. Coved ceiling. Fitted carpet. Power points. Range of fitted double wardrobes with central dressing table and drawer units. Further range of fitted double wardrobes with cupboards over.

BEDROOM TWO 13' 11" x 10' 0" (4.24m x 3.05m)

Window to side. Radiator. Coved ceiling. Fitted carpet. Power points.

BATHROOM

Secondary double glazed obscure window. Radiator. Coved ceiling. Fitted carpet. White suite comprising of vanity wash hand basin with tiled surround. Walk in bath. Tiled shower cubicle with mixer shower. Airing cupboard with lagged hot water tank. Tiling to walls.



SEPARATE WC

Obscure double glazed window. Coved ceiling. Fitted carpet. Half tiled walls. Low flush WC.

REAR GARDEN Approximately 43' (13.10m)

Paved patio leading to lawn with shrub borders. Path. Shed. Own driveway to side with carport.

FRONT GARDEN

Own driveway with the remainder laid to lawn. Variety of shrubs and trees.



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.

