



Grays £365,000



## 27 Malvern Road, Grays, Essex, RM17 5TH

AN IMPRESSIVE THREE BEDROOM END TERRACE HOUSE WHICH HAS BEEN TOTALLY REFURBISHED BY THE PRESENT VENDOR AND PROVIDES SUPERB OPEN PLAN LIVING ACCOMMODATION AND EN SUITE TO MASTER BEDROOM. EARLY VIEWING ADVISED. EPC: E.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ TWO FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ GARAGE/UTILITY
- ❖
- ❖

- ❖ LOUNGE
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ FAMILY BATHROOM
- ❖ OFF STREET PARKING
- ❖ NO ONWARD CHAIN
- ❖
- ❖

### **ENTRANCE HALL**

Approached via double glazed door with obscure windows either side. Radiator. Inset lighting to ceiling. Vinyl flooring. Power points. Stairs to first floor with cupboard under. Door to garage.

### **LOUNGE** 16' 4" x 15' 7" (4.97m x 4.75m)

Radiator. Inset lighting to ceiling. Vinyl flooring. Power points. Built in unit for TV and control boxes. Open to:

### **KITCHEN/DINING ROOM** 15' 4" x 10' 6" (4.67m x 3.20m)

Bi folding doors to garden. Skylight window. Radiator. Inset lighting to ceiling. Vinyl flooring. Recently installed range of base and eye level units with Quartz work surfaces. Built in double oven. Induction hob with extractor fan over. Integrated fridge and freezer. Island unit with Quartz work surface. Inset sink with hot water tap. Integrated dishwasher.

### **LANDING**

Fitted carpet. Access to loft space.

### **BEDROOM ONE** 15' 7" x 9' 9" (4.75m x 2.97m)

Double glazed window to rear. Cast iron radiator. Inset lighting to ceiling. Fitted carpet. Power points.



### **EN SUITE**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of double shower cubicle with mixer shower. Low flush WC. Vanity wash hand basin with drawer space under. Tiling to walls.

### **BEDROOM TWO** 12' 11" x 9' 10" (3.93m x 2.99m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power points.

### **BEDROOM THREE** 7' 2" x 6' 2" (2.18m x 1.88m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power points.

### **BATHROOM**

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White contemporary suite comprising of free standing bath with central mixer tap. Vanity unit with wash hand basin with cupboard under and concealed cistern WC. Wall mirror. Tiling to walls.

### **REAR GARDEN**

Paved patio leading to lawn with fenced boundaries. Side entrance.



## 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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## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	49   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		