



Tilbury £310,000



ENTRANCE HALL

Covered radiator. Stairs to first floor. Built in under stairs cupboard. Fitted carpet. Door to rear.

GARAGE AREA 9' 3" x 7' 8" (2.82m x 2.34m)

Power and lighting connected.

RECEPTION 9' 7" x 9' 3" (2.92m x 2.82m)

Fitted carpet.

BEDROOM THREE 9' 6" x 8' 5" (2.89m x 2.56m)

Upvc double glazed window to rear. Fitted carpet.

CLOAKROOM

Obscure Upvc double glazed window to rear. High flush WC. Fitted carpet.

FIRST FLOOR LANDING

Access to ground floor and second floor. Upvc double glazed window to front. Radiator. Fitted carpet.

LOUNGE 12' 4" max x 16' 7" (3.76m x 5.05m)

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

KITCHEN/BREAKFAST ROOM 9' 11" x 15' 1" (3.02m x 4.59m)

Upvc double glazed window to front. Radiator. Comprehensive range of upper and lower level units with contrasting work surface. Recesses for washing machine and tumble dryer. Integrated oven and hob with pull out extractor over. Sink unit. Tiled splash backs.



SECOND FLOOR LANDING

Access to loft and first floor. Fitted carpet. Built in airing cupboard.

BEDROOM FOUR 10' 11" x 6' 9" (3.32m x 2.06m)

Upvc double glazed window to rear. Radiator. Laminate floor.

BEDROOM ONE 9' 7" x 13' 10" (2.92m x 4.21m)

Upvc double glazed. Radiator. Fitted carpet. Built in wardrobe.

BEDROOM TWO 9' 7" x 10' 7" (2.92m x 3.22m)

Upvc double glazed window to front. Radiator. Fitted carpet. Built in wardrobe.

BATHROOM

Obscure Upvc double glazed window to front. Radiator. Painted wood panelled walls and ceiling. High flush WC, panelled bath, vanity sink unit.

REAR GARDEN

Immediate paved patio. Remainder laid to lawn. Pedestrian side access. Small timber shed. Large timber shed with power. Mature borders.

FRONTAGE

Part enclosed. Mainly paved. Provides off street parking.



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.



60 Russell Road, Tilbury, Essex, RM18 7AH



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



60, Russell Road, TILBURY, RM18 7AH

Dwelling type: End-terrace house
Date of assessment: 22 September 2015
Date of certificate: 22 September 2015

Reference number: 8075-7621-1800-5292-9926
Type of assessment: RdSAP, existing dwelling
Total floor area: 131 m²

Use this document to:

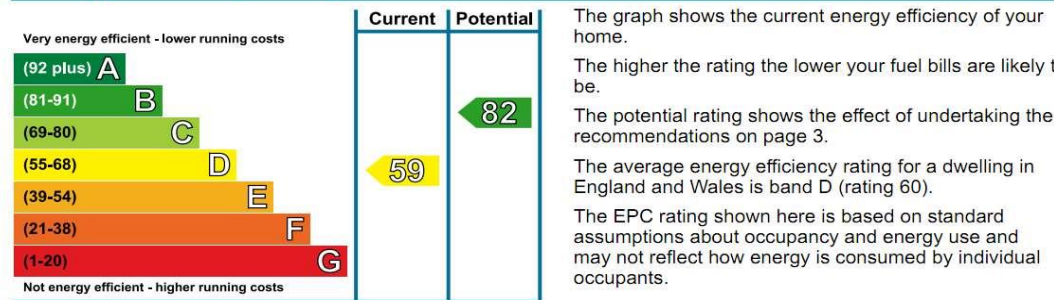
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 3,933 |
| Over 3 years you could save | £ 1,533 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 276 over 3 years | £ 213 over 3 years | |
| Heating | £ 3,153 over 3 years | £ 1,950 over 3 years | |
| Hot Water | £ 504 over 3 years | £ 237 over 3 years | |
| Totals | £ 3,933 | £ 2,400 | |

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 | £ 612 |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £ 138 |
| 3 Low energy lighting for all fixed outlets | £20 | £ 54 |

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.