



Grays £330,000



ENTRANCE HALL

Approached via double glazed door. Boxed radiator. Coving to ceiling. Wood effect flooring. Power points. Stairs to first floor with cupboard under.

CLOAKROOM

White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC. Radiator. Wood effect flooring.

KITCHEN 8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed window to front. Wood effect flooring. Power points. Range of high gloss base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in double oven. Gas hob with canopy and extractor over. Integrated fridge, freezer, dishwasher and washing machine. Cupboard housing boiler (Not tested).

LOUNGE 15' 5" x 9' 5" (4.70m x 2.87m)

Double glazed window to rear. Two radiators. Coving to ceiling. Wood effect flooring. Power points. Double glazed French doors to garden.

LANDING

Radiator. Coved ceiling. Fitted carpet. Airing cupboard with hot water tank. Access to loft space.

BEDROOM ONE 15' 1" > 11' 2" x 9' 10" (4.59m > 3.40m x 2.99m)

Double glazed French doors to Juliette balcony. Radiator. Coving to ceiling. Fitted carpet. Power points.



12 Woodside Close, Woodside, Grays, Essex, RM16 2DN

BEDROOM TWO 10' 11" x 7' 3" (3.32m x 2.21m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Walk in wardrobe with hanging and shelf space.

BATHROOM

White suite comprising of low flush WC. Pedestal wash hand basin with tiled splashback. Paneled bath with mixer shower over and tiled surround. Shaver point. Heated towel rail. Wood effect flooring.

REAR GARDEN

Southerly facing with immediate paved patio leading to artificial lawn. Stone bed. Gated side entrance.

FRONT GARDEN

Shrub beds. Path. Block paved own driveway providing parking for two vehicles and carport.



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. 6. We understand that a management company maintains some external areas and the fees are approximately £200 per annum.



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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		