



Chadwell St Mary £335,000



ENTRANCE PORCH

Approached via glazed door. Glazed to three aspects. Door to:

ENTRANCE HALL

Obscure window. Radiator. Coving to ceiling. Fitted carpet. Power points. Stairs to first floor. Decorated with dado rail.

LOUNGE 15' 5" x 15' 0" (4.70m x 4.57m)

Double glazed leadlight window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Feature fireplace with granite hearth.

KITCHEN/DINING ROOM 18' 2" x 10' 7" (5.53m x 3.22m)

Double glazed leadlight window to rear. Radiator. Coved and textured ceiling. Laminated flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recesses for appliances. Tiling to walls. Built in cupboard. Double glazed door to garden.

LANDING

Fitted carpet. Access to loft space being part boarded and light. Airing and storage cupboards.

BEDROOM ONE 16' 1" x 11' 11" (4.90m x 3.63m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Large walk in cupboard with radiator.

BEDROOM TWO 13' 11" x 8' 6" (4.24m x 2.59m)

Double glazed leadlight window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Range of fitted wardrobes.



BEDROOM THREE 10' 7" x 10' 0" (3.22m x 3.05m)

Double glazed leadlight window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Range of fitted wardrobes with hanging and shelf space.

BEDROOM FOUR 9' 11" x 9' 7" (3.02m x 2.92m)

Double glazed leadlight window to front. Radiator. Coving to ceiling. Fitted carpet. Power points.

BEDROOM FIVE 8' 11" x 8' 0" (2.72m x 2.44m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Laminated flooring. Power points.

BATHROOM

Two obscure leadlight double glazed windows. Radiator. Coved ceiling with inset lighting. Vinyl floor covering. Three piece suite comprising of vanity wash hand basin with cupboard under. Panelled bath with electric shower over. Low flush WC. Tiling to walls with motif tile.

REAR GARDEN

Paved patio leading to lawn. Twin gates to driveway providing parking for several vehicles. Area to side for storage or parking.

GARAGE 24' 5" x 16' 0" (7.44m x 4.87m)

Up and over door. Power and light connected. Fitted cupboards. Boiler (Not tested).



FRONT GARDEN

Mainly laid to lawn.

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 believed 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, Nicolas Walk, GRAYS, RM16 4TJ

Dwelling type: End-terrace house
Date of assessment: 08 October 2018
Date of certificate: 09 October 2018

Reference number: 9565-2808-7502-9708-5511
Type of assessment: RdSAP, existing dwelling
Total floor area: 126 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

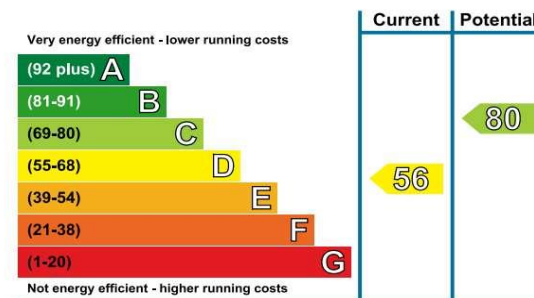
Estimated energy costs of dwelling for 3 years:	£ 3,882
Over 3 years you could save	£ 1,458

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 519 over 3 years	£ 258 over 3 years	
Heating	£ 2,745 over 3 years	£ 1,938 over 3 years	
Hot Water	£ 618 over 3 years	£ 228 over 3 years	
Totals	£ 3,882	£ 2,424	

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



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 Increase loft insulation to 270 mm	£100 - £350	£ 231
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 144
3 Increase hot water cylinder insulation	£15 - £30	£ 66

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.