



Stifford Clays Offers in Excess of



ENTRANCE HALL

Approached via composite door. Obscure double glazed window. Radiator. Tiled flooring. Staircase to first floor with cupboard under.

LOUNGE/DINING ROOM 20' 8" x 11' 4" > 10'1 (6.29m x 3.45m > 3.07m)

Double glazed window to front. Two radiators. Coved ceiling. Laminated wood flooring. Power points. Double glazed French doors to garden.

KITCHEN 13' 7" x 8' 6" (4.14m x 2.59m)

Double glazed window to rear. Tiled flooring with underfloor heating. Inset lighting to ceiling. Power points. Range of base and eye level units with complimentary work surfaces. Inset one and one half single drainer sink unit with mixer tap. Built in oven, microwave and induction hob. Integrated fridge and freezer. Recesses for appliances. Dresser unit with glass fronted display units. Double glazed door to garden.

STUDY 11' 5" x 5' 10" (3.48m x 1.78m)

Obscure double glazed window. Radiator. Inset lighting to ceiling. Laminated wood flooring. Power points.

LANDING

Obscure double glazed window. Fitted carpet. Access to loft, boarded and ladder.

BEDROOM ONE 11' 10" x 11' 3" (3.60m x 3.43m)

Double glazed window to front. Radiator. Laminated wood flooring. Power points. Wardrobe recess.



BEDROOM TWO 11' 0" x 9' 2" (3.35m x 2.79m)

Double glazed window to front. Radiator. Laminated wood flooring. Power points.

BEDROOM THREE 8' 8" x 8' 4" (2.64m x 2.54m)

Double glazed window to rear. Radiator. Laminated wood flooring. Power points.

BATHROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of 60/40 corner bath. Vanity wash hand basin with cupboard under. Corner shower cubicle. Tiling to walls with border tile.

SEPARATE WC

Obscure double glazed window. Radiator. Inset lighting to ceiling. Vinyl flooring. White suite comprising of low flush WC. Wall mounted wash hand basin. Tiling to walls with border tile.

REAR GARDEN

Immediate decked patio leading to lawn with stepping stone path to log cabin. Hard standing providing parking for one vehicle. Side garden with shed. Gated side entrance.

LOG CABIN 15' 11" x 8' 6" (4.85m x 2.59m)

Work surface with inset sink unit. Fridge. WC. Power and light. Patio doors to garden.

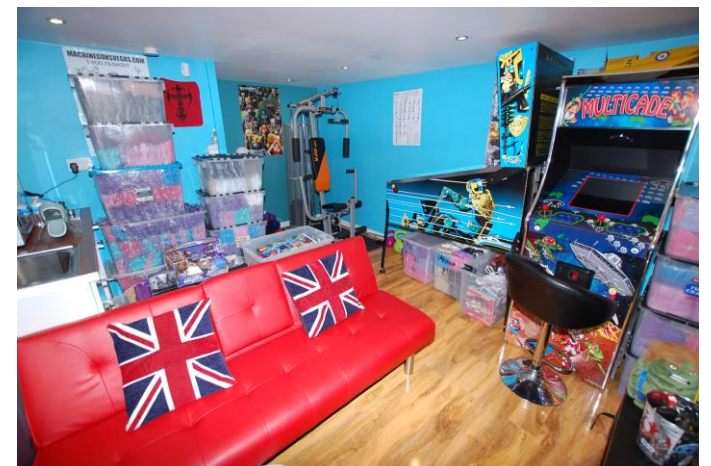
FRONT GARDEN

Mainly laid to lawn with flower and shrub borders. Path.



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.



Energy Performance Certificate

6, Whitmore Avenue, GRAYS, RM16 2JA

Dwelling type: End-terrace house
Date of assessment: 17 October 2018
Date of certificate: 17 October 2018

Reference number: 9569-2803-7404-9998-4005
Type of assessment: RdSAP, existing dwelling
Total floor area: 92 m²

Use this document to:

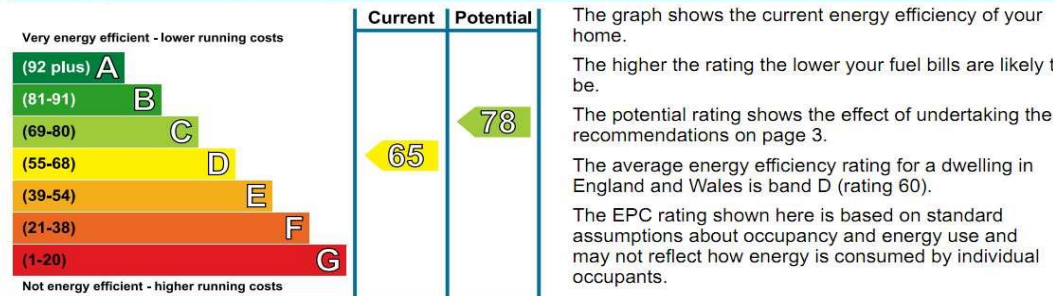
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,400 |
| Over 3 years you could save | £ 183 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 237 over 3 years | £ 237 over 3 years | |
| Heating | £ 1,851 over 3 years | £ 1,770 over 3 years | |
| Hot Water | £ 312 over 3 years | £ 210 over 3 years | |
| Totals | £ 2,400 | £ 2,217 | |

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 Floor insulation (solid floor) | £4,000 - £6,000 | £ 81 |
| 2 Solar water heating | £4,000 - £6,000 | £ 102 |
| 3 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 930 |

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.