



Grays £375,000



6 Heathview Gardens, Grays, Essex, RM16 2SA

THIS THREE BEDROOM SEMI DETACHED HOUSE OFFERS GOOD SIZE FAMILY ACCOMMODATION SITUATED IN POPULAR STIFFORD CLAYS. GOOD ACCESS TO LOCAL SHOPS, SCHOOLS AND A13 M25 ROAD LINKS. RECOMMENDED. COUNCIL TAX BAND C. EPC TBA.

- ❖ THREE BEDROOMS
- ❖ FITTED KITCHEN
- ❖ DOUBLE GLAZING
- ❖ CUL- DE- SAC LOCATION

- ❖ TWO RECEPTION ROOMS
- ❖ BATHROOM
- ❖ GAS CENTRAL HEATING
- ❖ BRICK BUILT SHED STORAGE /WC

ENTRANCE HALL

Double glazed cottage style entrance door. White textured ceiling. Pendant light fitting. Single power point. Double radiator. Stairs to first floor. Beige fitted carpet. Glazed panel doors to all rooms.

RECEPTION ONE 15' 0" x 12' 7" (4.57m x 3.83m)

Double glazed window to front. White textured ceiling. Pendant light fitting. Single radiator. Double power point. TV aerial point. Emulsion walls. Feature paper wall. Beige fitted carpet.

RECEPTION TWO 10' 11" x 8' 10" (3.32m x 2.69m)

Double glazed window to rear. White textured ceiling. Pendant light fitting. Single radiator. Double power points. Emulsion walls. Feature paper walls. Light wood laminate flooring.

KITCHEN 12' 0" x 10' 0" (3.65m x 3.05m)

Double glazed door to rear. Plaster ceiling. Pendant light fitting. Range of eye and base units. Butcher block work surfaces. Tiled splash backs. Modern one and half sink drainer. Mixer taps. Three double power points. Cook master range. Extractor canopy. Light wood laminate flooring.

LANDING

Double glazed window to front. White textured ceiling. Access to loft. Pendant light fitting. Double radiator. Single power point. Emulsion walls. Wood panel doors to all rooms.



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W.C

Double glazed window to flank. Plaster ceiling. Pendant light fitting. Close coupled WC. Tiled and emulsion walls. Slate effect tiled flooring.

BATHROOM

Double glazed window to rear. White textured ceiling. Pendant light fitting. Fully tiled walls. Modern white two piece suite. Chrome fittings. Triton shower over bath. Single radiator. Slate effect tiled flooring.

BEDROOM ONE 12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed window to front. White textured ceiling. Pendant light fitting. Double radiator. Double power points. Emulsion walls. Fitted cupboard. Beige fitted carpet.

BEDROOM TWO 12' 6" x 8' 10" (3.81m x 2.69m)

Double glazed window to rear. White textured ceiling. Pendant light fitting. Double power points. Double radiator. Fitted cupboard. Emulsion walls. Beige fitted carpet.

BEDROOM THREE 9' 6" x 8' 11" (2.89m x 2.72m)

Double glazed window to front. White textured ceiling. Pendant light fitting. Power points. Single radiator. Two Fitted storage cupboards. Emulsion walls. Beige fitted carpets.

OUTHOUSE / WC

Brick and tile construction. Gate style entrance doors . Power and lighting. White W.C. Good size storage/ shed .



REAR GARDEN

Entrance gate. Fenced boundaries. Lawn. Shrub borders. Path to rear and flank.

FRONT GARDEN

Picket entrance gate. Path to front and flank. Brick boundary wall. mature hedging. Lawn. Tenure: Freehold Council tax band: C

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.

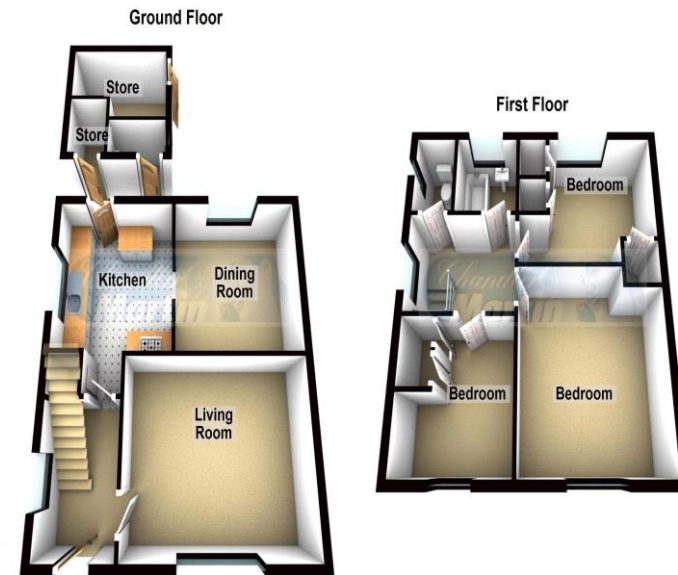
Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

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.





All details are used only as a guide to the layout.
Plan produced using PlanUp.