



North Grays £389,995





## **ENTRANCE PORCH**

Obscure Upvc double glazed window to front and side. Laminate flooring.  
Multi glass panelled door to:

## **ENTRANCE HALL**

Radiator. Laminate flooring. Loft access.

## **BEDROOM ONE** 11' 4" x 13' 8" (3.45m x 4.16m)

Upvc double glazed box bay window to front. Radiator. Fitted carpet.

## **EN-SUITE**

Obscure Upvc double glazed window to side. Heated chrome towel rail.  
Tiled flooring. Partly tiled walls. Spotlighting. Fitted suite comprising of: small vanity wash basin, Low flush Wc. Shower cubicle.

## **BEDROOM THREE** 8' 2" x 7' 11" (2.49m x 2.41m)

Upvc double glazed window to side. Radiator. Laminate flooring.

## **BEDROOM TWO** 11' 7" x 11' 1" (3.53m x 3.38m)

Upvc double glazed window to front. Radiator. Laminate flooring.

## **BATHROOM**

Obscure Upvc double glazed window to side. Radiator. Partly tiled walls.  
Tiled flooring. Fitted suite comprising of: vanity wash basin, low flush Wc, 'P' shaped panelled bath with shower over and shower screen. Spotlighting.

## **LOUNGE** 11' 6" max x 22' 6" (3.50m x 6.85m)

Upvc french doors to rear. Radiator. Fire recess with mantle surround.  
Laminate flooring.



## 59 Heathview Road Grays Essex RM16 2RS

### **KITCHEN / DINER** 20' 3" x 11' 4" (6.17m x 3.45m)

Upvc double glazed window to side. Part glazed door to side. Upvc french doors to rear. Radiator. Laminate flooring. Spotlighting. Range of creme matt effect upper and lower level units. Sink unit inset into work surface. Central island with inset halogen hob and integrated oven. Integrated separate fridge and freezer.

### **REAR GARDEN** 41' 0" x 30' 5" (12.49m x 9.26m)

Pedestrian side access. Outside tap. Large wood decked patio area with slate infill. Lawn area with shrub border. Further slate area at bottom of garden.

### **FRONTAGE**

Stone shingled and provides off road parking for two / three vehicles.





**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.





**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.



59, Heathview Road, GRAYS, RM16 2RS

**Dwelling type:** Semi-detached bungalow  
**Date of assessment:** 20 April 2012  
**Date of certificate:** 20 April 2012  
**Reference number:** 2308-7076-6254-9772-6980  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 67 m<sup>2</sup>

### Use this document to:

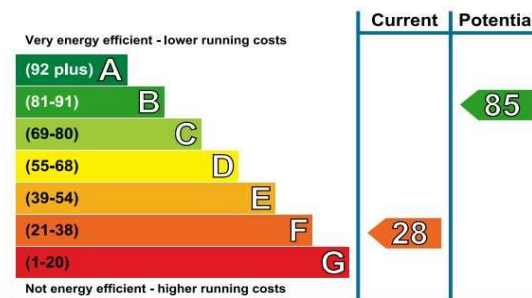
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,155</b>
<b>Over 3 years you could save</b>	<b>£ 2,667</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 111 over 3 years	
Heating	£ 3,759 over 3 years	£ 1,212 over 3 years	
Hot Water	£ 192 over 3 years	£ 165 over 3 years	
<b>Totals</b>	<b>£ 4,155</b>	<b>£ 1,488</b>	

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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 111	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 951	✓
3 Floor Insulation	£800 - £1,200	£ 357	✓

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](http://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.