



Purfleet £325,000



## **ENTRANCE HALL**

Two double glazed windows to front with central front door. Radiator. Inset lighting to ceiling. Laminated wood flooring. Stairs to first floor with cupboard under.

## **CLOAKROOM/UTILITY ROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. Power points. Concealed cistern WC. Wall mounted wash hand basin with tiled splashback. Recess and plumbing for automatic washing machine.

## **KITCHEN** 13' 1" x 8' 10" (3.99m x 2.69m)

Inset lighting to ceiling. Radiator. Tiled flooring. Power points. Range of base and eye level units with complimentary work surface. Inset stainless steel single drainer sink unit with mixer tap. Built in oven and electric hob with canopy and extractor fan over. Integrated dishwasher. Open to:

## **LOUNGE** 19' 6" x 13' 5" (5.94m x 4.09m)

Double glazed windows to rear with central French doors. Radiator. Skylight windows. Laminated wood flooring. Power points.

## **LANDING**

Double glazed window to front. Radiator. Fitted carpet. Cupboard housing boiler (Not tested).

## **BEDROOM TWO** 13' 4" x 10' 10" (4.06m x 3.3m)

Double glazed window to rear. Radiator. Fitted carpet. Power points.

## **BEDROOM THREE** 11' 1" x 7' 1" (3.38m x 2.16m)

Double glazed sliding sash window to front. Radiator. Half vaulted ceiling with Velux window. Fitted carpet. Power points.



## **SECOND FLOOR LANDING**

Velux window. Fitted carpet.

## **BEDROOM ONE** 17' 2" x 13' 4" (5.23m x 4.06m)

Two velux windows to rear. Half vaulted ceiling with inset lighting. Fitted carpet. Power points.

## **EN SUITE**

Heated towel rail. Inset lighting. Tiled flooring. Double shower cubicle with mixer shower. Vanity wash hand basin with cupboard under. Concealed cistern WC. Half tiled walls to border tile.

## **REAR GARDEN**

Courtyard style garden being paved and with fenced boundaries.

## **ALLOCATED PARKING FOR TWO CARS**



## 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



50d, Wood Avenue, PURFLEET, RM19 1TL

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 06 August 2014  
**Date of certificate:** 06 August 2014

**Reference number:** 8224-7428-2460-0606-9902  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 122 m<sup>2</sup>

### Use this document to:

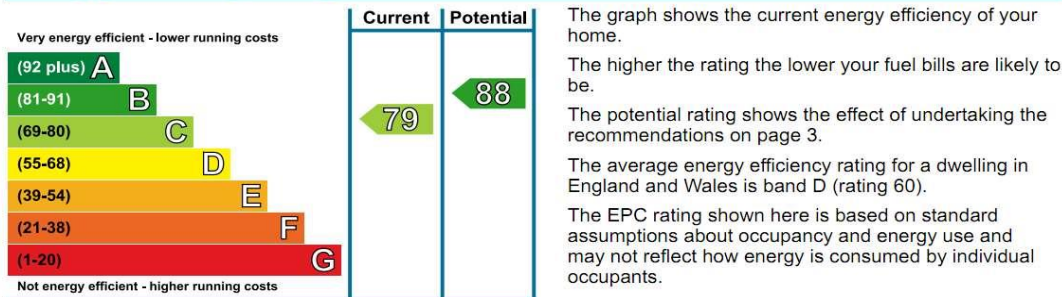
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,953</b>
<b>Over 3 years you could save</b>	<b>£ 162</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 399 over 3 years	£ 210 over 3 years	
Heating	£ 1,257 over 3 years	£ 1,284 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
<b>Totals</b>	<b>£ 1,953</b>	<b>£ 1,791</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



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£85	£ 159
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 783

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.