



Grays £650,000



ENTRANCE PORCH

UPVC double glazed windows to front and side. Tiled flooring. Part glazed door to:

ENTRANCE HALL

Covered radiator. Wood flooring. Stairs rising to first floor. Ornate coved ceiling. Built in under stairs storage cupboard.

LOUNGE 25' 7" max x 12' 11" (7.79m x 3.93m)

UPVC double glazed five light bay window to front. Radiator. Fitted carpet. Ornate coved ceiling. Marble effect fire surround, mantle and hearth.

KITCHEN/DINER 27' 8" x 13' 3" (8.43m x 4.04m)

Upvc double glazed windows and glazed double doors to rear. Covered radiator. Tiled flooring. Central island with granite counter top with storage under. Quality range of off white upper and lower level units complimented with contrasting granite work surfaces. Butler sink unit. Oven to remain.

UTILITY ROOM 8' 1" x 7' 0" (2.46m x 2.13m)

Upper and lower level units. integrated washing machine and tumble dryer. Ornate coved ceiling. Tiled flooring.

BEDROOM FIVE / RECEPTION 15' 6" x 8' 0" (4.72m x 2.44m)

UPVC double glazed window to front. Covered radiator. Fitted carpet.

FIRST FLOOR LANDING

Access to ground floor and second floor. Fitted carpet.



107 Lodge Lane, Grays, Essex, RM17 5SE

BEDROOM TWO 15' 6" x 11' 6" max (4.72m x 3.50m)

UPVC double glazed five light bay window to front. Radiator. Fitted carpet. Arch way leading to:

DRESSING AREA 7' 8" x 7' 4" (2.34m x 2.23m)

UPVC double glazed window to front. Fitted carpet. Fitted hanging rails.

BEDROOM THREE 11' 6" x 10' 5" (3.50m x 3.17m)

UPVC double glazed window to rear. Radiator. Laminate flooring.

SHOWER ROOM

Obscure UPVC double glazed window to rear. Tiled walls and flooring. Vanity sink bowl. Low flush WC. Shower cubicle. Tall fitted cupboard. Spotlighting.

FAMILY BATHROOM

Obscure UPVC double glazed window to rear. Tiled flooring and matching tile feature wall. Recently fitted suite comprising of Vanity sink unit. Low Flush WC. Free standing bath all in white. Spotlighting. Built in cupboard enclosing domestic boiler (not tested) and water tank.

BEDROOM FOUR 10' 4" x 8' 1" (3.15m x 2.46m)

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

SECOND FLOOR LANDING

UPVC double glazed window to rear. Fitted carpet. Access to first floor. Spotlighting.



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BEDROOM ONE 17' 9" max x 13' 11" (5.41m x 4.24m) (some restricted head height)

UPVC double glazed window to rear. Radiator. Fitted carpet. Built in walk in wardrobe with lighting. Fitted carpet.

BATHROOM

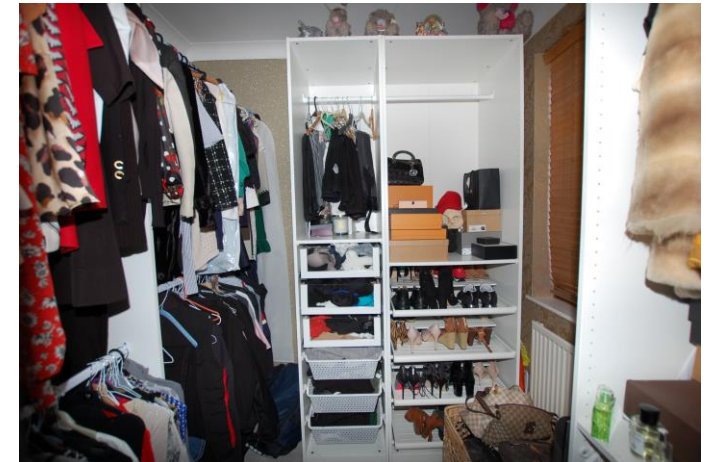
Obscure Upvc double glazed window to rear. Chrome heated towel rail. Fitted white three piece suite comprising of Pedestal wash basin, low flush WC. Freestanding ball and claw roll top slipper style bath. tiled flooring. spotlighting. Extractor fan.

REAR GARDEN

Southerly facing commencing with large immediate paved patio area which leads to central large shingled area in turn leads to lawn area where the large timber log cabin with up stairs is located with the benefit of power. Enclosed front wood decked area.

FRONTAGE

Brick paved and provides off road parking.



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.



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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



107, Lodge Lane, GRAYS, RM17 5SE

Dwelling type: Semi-detached house
Date of assessment: 21 February 2020
Date of certificate: 21 February 2020

Reference number: 8506-4296-5922-9827-8203
Type of assessment: RdSAP, existing dwelling
Total floor area: 173 m²

Use this document to:

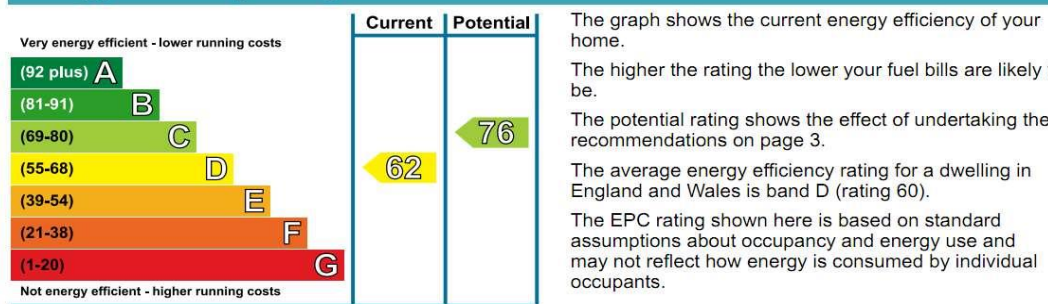
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,374
Over 3 years you could save	£ 966

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 471 over 3 years	£ 297 over 3 years	
Heating	£ 3,495 over 3 years	£ 2,859 over 3 years	
Hot Water	£ 408 over 3 years	£ 252 over 3 years	
Totals	£ 4,374	£ 3,408	

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 Internal or external wall insulation	£4,000 - £14,000	£ 381
2 Floor insulation (suspended floor)	£800 - £1,200	£ 117
3 Low energy lighting for all fixed outlets	£140	£ 147

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.