



Tilbury £260,000



ENTRANCE PORCH

Upvc construction with frosted windows to to side and front. Tiled floor. Part glazed door to:

ENTRANCE HALL

Laminate flooring. Stairs rising to first floor. Double radiator.

LOUNGE 17' 1" x 11' 11" (5.20m x 3.63m)

Upvc double glazed window to front. Double radiator. Fitted carpet. Built in under stairs cupboard. Opening to:



KITCHEN/DINER 14' 10" x 14' 7" (4.52m x 4.44m)

Glazed double doors to rear. Tall modern radiator. Tiled flooring. Comprehensive range of creme upper and lower level wall mounted units. Space for oversize oven. Extractor canopy over. Sink unit in set in to wood effect work surface. Tile splash backs. Integrated fridge freezer. Matching central island with built in wine cooler.



FIRST FLOOR LANDING

Loft access. Stairs descending to ground floor. Fitted carpet. Airing cupboard.

BEDROOM ONE 14' 3" x 8' 7" (4.34m x 2.61m)

Upvc double glazed window to front. Double radiator. Fitted carpet.

BEDROOM TWO 11' 7" x 8' 6" max (3.53m x 2.59m)

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

BEDROOM THREE 11' 3" x 6' 1" (3.43m x 1.85m)

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



SHOWER ROOM

Obscure Upvc double glazed window to rear. Chrome heated towel rail. Tiled walls and flooring. Modern fitted suite comprising: Low flush WC. Wash basin. Walk in shower. Spot lighting.

REAR GARDEN

Majority paved. Astro turf area. Timber shed. Pedestrian rear access.

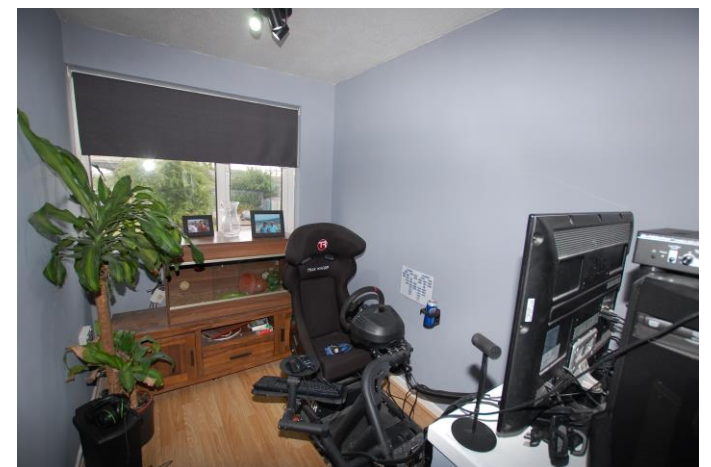
FRONTAGE

Open plan. Provides off road parking for two 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 believed 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



3a, Bryanston Road, TILBURY, RM18 8DD

Dwelling type: Mid-terrace house
Date of assessment: 04 November 2019
Date of certificate: 05 November 2019

Reference number: 0148-1961-6259-4861-3910
Type of assessment: RdSAP, existing dwelling
Total floor area: 80 m²

Use this document to:

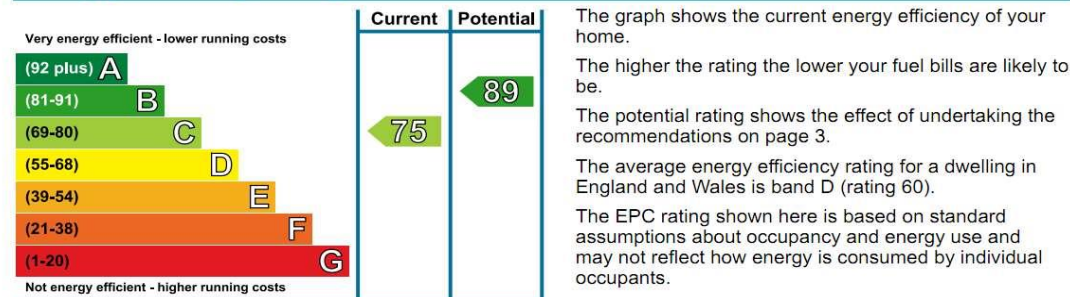
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,629
Over 3 years you could save	£ 261

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 183 over 3 years	
Heating	£ 1,092 over 3 years	£ 987 over 3 years	
Hot Water	£ 294 over 3 years	£ 198 over 3 years	
Totals	£ 1,629	£ 1,368	

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 Increase loft insulation to 270 mm	£100 - £350	£ 108
2 Low energy lighting for all fixed outlets	£20	£ 54
3 Solar water heating	£4,000 - £6,000	£ 96

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.