



Grays £425,000



17 Boscombe Avenue, Grays, Essex, RM17 6AF

A TWO BEDROOM DETACHED BUNGALOW BUILT IN THE 1930s, OFFERS LARGE WELL PROPORTIONED ACCOMMODATION BENEFITING FROM DOUBLE BEDROOMS, MODERN FITTED KITCHEN WITH APPLIANCES, CONSERVATORY, LARGE GARDEN, OFF STREET PARKING TO THE FRONT AND A GARAGE TO THE REAR. INTERNAL VIEWING IS RECOMMENDED TO APPRECIATE THE DELIGHTFUL GARDENS AND FEATURES ON OFFER. EPC: D.

- ❖ TWO DOUBLE BEDROOMS
- ❖ DOUBLE GLAZING
- ❖ LOUNGE
- ❖ CONSERVATORY
- ❖ OFF STREET PARKING

- ❖ MODERN FITTED KITCHEN
- ❖ GAS CENTRAL HEATING
- ❖ DINNING ROOM
- ❖ LARGE GARDEN
- ❖ DETACHED GARAGE

ENTRANCE PORCH

Caernarfon style entrance door. Double glazed panel windows to all elevations. Concealed spot lighting. Emulsion walls. Vinyl flooring.

ENTRANCE HALL

Coved ceiling. Loft access. Phone point. Power points. Radiator. Fitted carpet. Doors all rooms.

BEDROOM ONE 12' 7" x 12' 0" (3.83m x 3.65m)

Double glazed bay window to front elevation. Coved and texture ceiling. Papered walls. Power points. Radiator. Fitted wardrobes. Matching dresser / vanity unit. Fitted carpet.

BEDROOM TWO 12' 7" x 12' 0" (3.83m x 3.65m)

Double glazed bay window to the front elevation. Coving to ceiling. Papered walls. Power points. Radiator. Fitted carpet.

DINING ROOM 18' 8" x 12' 2" (5.69m x 3.71m)

Double glazed window to rear elevation. Coving to ceiling. Emulsion walls. Power points. Radiator. Fitted carpet. Open plan to.



LOUNGE 18' 8" x 12' 2" (5.69m x 3.71m)

Two double glazed windows to flank. Coved ceiling. Emulsion walls. Power points. TV point. Radiator. Feature wall mounted living flame electric fire. Fitted carpet.

INNER HALL

Textured ceiling. Emulsion walls. Storage cupboard. Fitted carpet. Glazed door to.

BATHROOM 8' 0" x 7' 0" (2.44m x 2.13m)

Obscure double glazed window. Coved ceiling. Built in storage cupboard. White four piece suite comprising low flush w.c. Paneled bath with chrome mixer shower attachment. Vanity wash hand basin with cupboard under. Separate tiled shower cubicle with electric shower over. Shaver point.

KITCHEN 12' 0" x 8' 5" (3.65m x 2.56m)

Double glazed window to rear elevation. Plastered ceiling. Concealed spot light fittings. Range of modern grey eye and base units with complimentary work surfaces with inset sink unit.. Attractive tiled wall. Ceramic hob with Stainless steel canopy over. Power points. Slate effect tiled flooring. Integrated double oven, and dishwasher. Fridge freezer to remain.

LOBBY

Coving to ceiling. Papered walls. Tiled flooring. Storage cupboard housing immersion heater. Double glazed door to.



CONSERVATORY 13' 0" x 11' 0" (3.96m x 3.35m)

Double glazed windows to flanks. Power points. Two radiators. Stone tiled flooring. Double glazed double door to rear.



REAR GARDEN

Stepped to immediate patio. Side access to gate. Further shingled garden. Timber shed. Central path to rear. Lawn. Mature stocked boundaries with various Laurels, firs and evergreens. Numerous landscaped borders. Hedged arch to secret garden. Fenced boundaries. Detached garage approached via Chadwell Road.



FRONT GARDEN

Hedge and fenced boundaries. Path to front and flank. Mature stocked borders. Wrought iron gate to single drive.



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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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		