



Bulphan Village    £595,000





**Double glazed door to:**

### **ENTRANCE HALL**

Double glazed Georgian window to side. Radiator. Coving to ceiling. Parquet flooring. Built in cupboard.

### **SHOWER ROOM**

Obscure double glazed window. Inset lighting to ceiling. Tiled flooring. White suite comprising: Corner shower cubicle with mixer shower. Pedestal wash hand basin. Low flush W.C. Tiling to walls with border tile.

### **LOUNGE** 15' 3" x 15' 2" plus bay (4.64m x 4.62m)

Double glazed Georgian bay window to front. Two radiators. Coved ceiling with centre rose. Parquet flooring. Power points. Feature Louis style fireplace with marble inset and hearth. Decorated with dado rail. Spindle staircase to first floor with cupboard under. Double doors to:

### **DINING ROOM** 18' 10" x 9' 4" (5.74m x 2.84m)

Double glazed Georgian Bow window to rear. Radiator. Coved ceiling with centre rose. Parquet flooring. Power points. Decorated with dado rail. Double glazed door to garden.

### **KITCHEN** 11' 8" x 11' 5" (3.55m x 3.48m)

Double glazed Georgian window to rear. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in double oven and electric hob, with extractor fan over. Recesses for appliances. Double glazed door to garden.



## **LANDING**

Double glazed window to side. Coving to ceiling. Fitted carpet.  
Built in double cupboard. Access to loft.

## **MASTER BEDROOM** 11' 9" x 10' (3.58m x 3.05m)

Double glazed Georgian window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Recess for wardrobe.

## **BEDROOM TWO** 11' 7" x 9' 3" (3.53m x 2.82m)

Georgian double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Recess for wardrobe.

## **BEDROOM THREE** 10' 6" x 9' 3" (3.20m x 2.82m)

Double glazed Georgian window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in double wardrobe.

## **BEDROOM FOUR** 10' 1" x 8' 5" (3.07m x 2.56m)

Double glazed Georgian window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in double wardrobe.

## **BATHROOM**

Obscure double glazed window. Radiator. Tiled flooring. White Victorian style suite comprising: Half 'Slipper' bath with ball and claw feet. Pedestal wash hand basin. Low flush W.C. Tiling to walls with border tile.



**REAR GARDEN**

Paved patio leading to lawn with flower and shrub borders. Fenced boundaries. Outside tap and lighting. Personal door to utility room and garage.

**FRONT GARDEN**

Stone driveway providing parking for several vehicles with flower and shrub borders.

**ATTACHED GARAGE** 20' 4" x 11' (6.19m x 3.35m)

Utility area with wall cupboards. Door to garage with up and over door. Power and light. Boiler (Not tested).





**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.



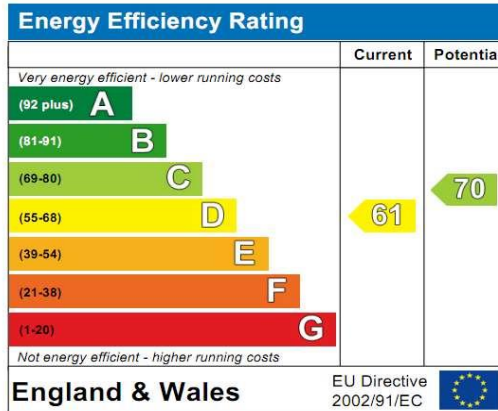
# Energy Performance Certificate



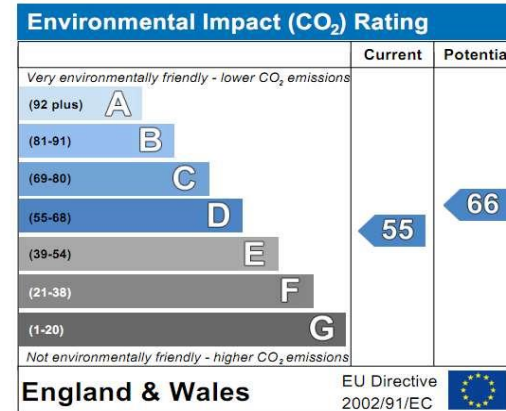
86, Church Lane, Bulphan  
UPMINSTER  
RM14 3TT

Dwelling type: Detached house  
Date of assessment: 10 March 2010  
Date of certificate: 11 March 2010  
Reference number: 0677-2830-6678-9690-3661  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 119 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	275 kWh/m <sup>2</sup> per year	212 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.5 tonnes per year	4.2 tonnes per year
Lighting	£136 per year	£68 per year
Heating	£742 per year	£625 per year
Hot water	£173 per year	£129 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.