



Aveley £340,000



9 Stanford Gardens, Aveley, Aveley, Essex, RM15 4BT

THIS THREE BEDROOM END OF TERRACE HOUSE SITUATED IN A CUL-DE-SAC LOCATION. THERE IS SCOPE FOR IMPROVEMENT BUT BEING OFFERED AT A REALISTIC ASKING PRICE AND BENEFITING FROM A LARGE GARDEN OFF ROAD PARKING TO GARAGE . VIEWING IS RECOMMENDED TO APPRECIATE THIS GOOD SIZE WELL PLANNED FAMILY HOME. EPC: TBC.

- ❖ THREE BEDROOMS
- ❖ CUL-DE-SAC LOCATION
- ❖ CENTRAL HEATING
- ❖ LARGE REAR GARDEN
- ❖ LARGE LOUNGE/DINER
- ❖ DOUBLE GLAZED
- ❖ WALK WAY
- ❖ GARAGE

ENTRANCE HALL

Double glazed front door. Plaster ceiling. Central bayonet light fitting. Emulsion walls. Radiator. Stairs to first floor. Fitted carpet. Doors to all rooms.

KITCHEN 11' 9" x 9' 11" (3.58m x 3.02m)

Double glazed door to rear. Double glazed window to the rear elevation. Texture ceiling. Range of eye and base units. Complimentary work surfaces incorporating a breakfast bar. One and half sink unit with mixer taps. Gas hob. Extractor. Built in oven. Power points. Tiling to walls. Vinyl flooring.

LOUNGE/DINER 24' 9" x 10' 10" (7.54m x 3.30m)

Double glazed bay window to front elevation. Double glazed patio door to rear elevation. Coving to ceiling. Wall mounted light fitting points. Papered walls. Dado rail. Radiator. Feature stock brick fire place. Wood surfaces insert recesses. Power points. Fitted carpet.

FIRST FLOOR LANDING

Texture Ceiling. Central light fitting. Access to loft. Papered walls. Fitted carpet. Doors all rooms.

BEDROOM ONE 12' 6" x 8' 11" (3.81m x 2.72m)

Double glazed window front elevation. Textured ceiling. Central bayonet light fitting. Fitted wardrobe with double mirror fronted sliding doors. Radiator. Power points. Emulsion walls. Fitted carpet.



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BEDROOM TWO 12' 2" x 9' 8" (3.71m x 2.94m)

Double glazed window rear elevation. Textured ceiling. Central bayonet light fitting. Full length fitted wardrobes to one wall. Radiator. Power points. Emulsion walls. Fitted carpet.

BEDROOM THREE 7' 10" x 7' 0" (2.39m x 2.13m)

Double glazed window front elevation. Textured ceiling. Central bayonet light fitting. Radiator. Power point. Emulsion walls. Fitted carpet.

BATHROOM 6' 10" x 5' 9" (2.08m x 1.75m)

Double glazed window rear elevation. Plastered ceiling. Concealed spot lighting. Tiling to walls. White three piece suite comprising of panelled bath with chrome fittings and shower over. Shower screen. Hand basin with vanity cabinet under. Low flush WC. Radiator. Slate effect tiled flooring.

REAR GARDEN

Brick boundaries. Side gate. Large lawn. Double gates. (In need of attention) Small drive.

GARAGE

Precast construction (In need of attention.)



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.

