



North Grays Monthly Rental Of



## **ENTRANCE HALL**

Two radiators. Stairs to first floor. Fitted carpet.

## **BEDROOM ONE** 13' 11" x 10' 3" (4.24m x 3.12m)

Double glazed bay window to front. Radiator. Fitted carpet.

## **LOUNGE** 13' 9" x 11' 7" (4.19m x 3.53m)

Radiator. Laminated wood flooring. Coved ceiling.

## **STUDY/BEDROOM FOUR** 10' 0" x 5' 8" (3.05m x 1.73m)

Double glazed window to rear. Radiator. Fitted carpet.

## **KITCHEN/DINING ROOM** 19' 2" x 15' 1" (5.84m x 4.59m)

Double glazed window to side. Double glazed door to rear garden. Two radiators. Range of high gloss base and eye level units with complimentary work surface. Stainless steel sink unit with mixer tap. Built in stainless steel oven and hob with extractor fan over. Concealed wall mounted boiler (Not Tested).

## **SHOWER ROOM**

Obscure double glazed window. Radiator. Three piece suite comprising of low flush WC. Pedestal wash hand basin. Shower cubicle with mixer shower. Part tiled walls. Coved ceiling. Laminated wood flooring.

## **LANDING**

Fitted carpet.



## 12 Gordon Road North Grays Essex RM16 2GW

### **BEDROOM TWO** 17' 0" x 13' 10" > 8'8 (5.18m x 4.21m > 2.64m)

Double glazed window to rear. Radiator. Eaves storage cupboard. Fitted carpet.

### **BEDROOM THREE** 9' 4" x 6' 5" (2.84m x 1.95m)

Double glazed window to rear. Radiator. Fitted carpet.

### **BATHROOM**

Obscure double glazed window. Heated towel rail. Three piece suite comprising of low flush WC. Wash hand basin with cupboard under. Panelled bath with shower attachment. Part tiled walls. Vinyl flooring.

### **REAR GARDEN**

Immediate block paved patio. Range of plants and shrubs. Remainder laid to lawn. Outside tap. Side pedestrian access.

### **FRONT**

Shingled area providing off street 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.



**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



12, Gordon Road, GRAYS, RM16 2GW

**Dwelling type:** Semi-detached bungalow  
**Reference number:** 0148-2877-7713-9006-7081  
**Date of assessment:** 03 September 2016  
**Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 03 September 2016  
**Total floor area:** 102 m<sup>2</sup>

### Use this document to:

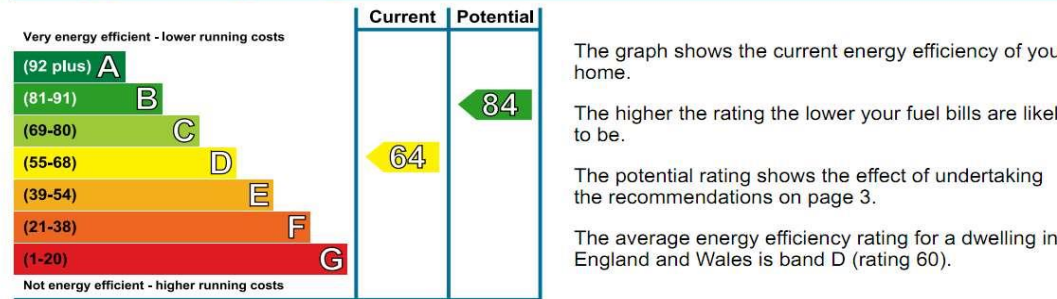
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,883</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 945</b>   |

| Estimated energy costs of this home |                      |                      |                          |
|-------------------------------------|----------------------|----------------------|--------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings |
| Lighting                            | £ 315 over 3 years   | £ 192 over 3 years   |                          |
| Heating                             | £ 2,232 over 3 years | £ 1,521 over 3 years |                          |
| Hot Water                           | £ 336 over 3 years   | £ 225 over 3 years   |                          |
| <b>Totals</b>                       | <b>£ 2,883</b>       | <b>£ 1,938</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation      | £4,000 - £14,000 | £ 459                        | ✓                         |
| 2 Floor insulation (suspended floor)        | £800 - £1,200    | £ 183                        | ✓                         |
| 3 Low energy lighting for all fixed outlets | £35              | £ 105                        |                           |

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.