



Corringham £585,000



ENTRANCE HALL

Laminate flooring. Stairs to first floor. Spotlighting. Underfloor heating. Door to Utility Cupboard: plumbing for washing machine and space for tumble dryer. Fitted cupboard.

BEDROOM ONE 13' 9" x 12' 11" max (4.19m x 3.93m)

Four light Upvc double glazed bay window to front. Two radiators. Fitted carpet. Wardrobes with sliding mirror doors.

EN-SUITE

Partly tiled walls, tiled flooring. Wash basin. Low flush WC. Shower cubicle. Spotlighting. Under floor heating.

BEDROOM THREE 12' 7" max x 11' 6" (3.83m x 3.50m)

Three light Upvc double glazed bay window to front. Radiator. Fitted carpet. Spotlighting. Fitted wardrobes with matching overhead storage cabinets.

FAMILY BATHROOM

Obscure Upvc double glazed window to side. Tiled walls and tiled flooring. Spotlighting and extractor fan. Modern freestanding bath, vanity wash basin, low flush WC. Large shower cubicle. Under floor heating.

LOUNGE / KITCHEN 34' 10" x 18' 8" (10.61m x 5.69m)

Underfloor heating. Two roof lantern windows. Two sets of bi-fold doors to rear. Laminate flooring. Spotlighting. White gloss effect upper and lower level units complimented with Quartz stone work surface. Space for over size oven, extractor canopy over. Sunken sink unit. 3D effect splash back. Integrated wine cooler. Integrated dishwasher. Wall mounted oven. Large central island to sit round with matching low level storage cupboards under and matching Quartz surface.



FIRST FLOOR LANDING

Access to ground floor. Fitted carpet. Spotlighting.

BEDROOM TWO 15' 10" x 13' 1" (4.82m x 3.98m)

Two Upvc double glazed windows to rear. Roof window to front. Two radiators. Fitted carpet. Spotlighting. Eve storage cupboard.

BEDROOM FOUR 16' 9" x 7' 6" (5.10m x 2.28m)

Two roof windows to front. Radiator. Fitted carpet. Spotlighting. Fitted wardrobes.

SHOWER ROOM

Obscure Upvc double glazed window to rear. Tiled floor. Chrome heated towel rail. White modern suite comprising of vanity wash basin, low flush WC, large walk in shower. Extractor fan. Spotlighting.

REAR GARDEN

Immediate paved patio. Steps either side down to lawn area. Railway sleeper retained border. Paved pathway to side. Pedestrian side access to garage. Further paved patio area to rear with sunken lighting. Timber built Summerhouse/ Bar 16'8 x 13 approx. Three double glazed windows to front Bi-folding doors to side. Laminate flooring. Bar area. Spotlighting. Outside lighting.

FRONTAGE

Paved, provides ample off road parking.

GARAGE

Electric roll up door. Power and lighting. Roof storage space.



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.



38 York Avenue, Corringham, Stanford-Le-Hope, Essex, SS17 7NP



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



38, York Avenue, Corringham, STANFORD-LE-HOPE, SS17 7NP

Dwelling type: Semi-detached house **Reference number:** 9388-5072-7256-3650-2214
Date of assessment: 18 June 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 20 June 2020 **Total floor area:** 173 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

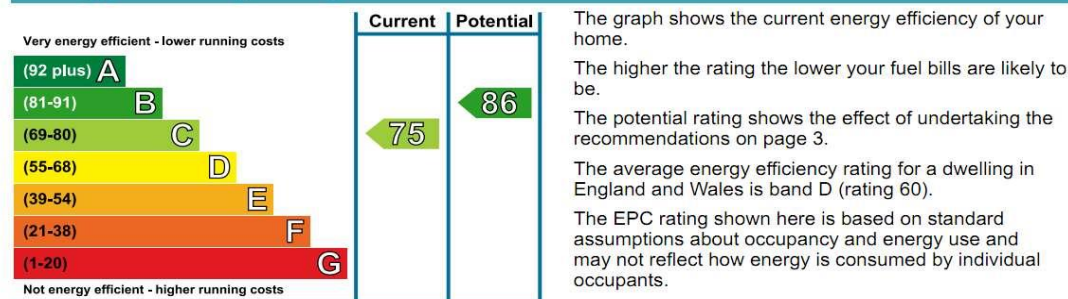
Estimated energy costs of dwelling for 3 years:	£ 2,796
Over 3 years you could save	£ 471

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 309 over 3 years	
Heating	£ 2,070 over 3 years	£ 1,758 over 3 years	
Hot Water	£ 417 over 3 years	£ 258 over 3 years	
Totals	£ 2,796	£ 2,325	

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 Internal or external wall insulation	£4,000 - £14,000	£ 177
2 Floor insulation (suspended floor)	£800 - £1,200	£ 150
3 Solar water heating	£4,000 - £6,000	£ 147

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.