



Corringham Offers in the Region



ENTRANCE HALL

Obscure window to side. Radiator. Stairs to first floor.

CLOAKROOM

Obscure window to side. Wash basin. Tiled splash backs. Low flush WC. Tiled flooring. Spotlighting.

SHOWER ROOM

Tiled walls and flooring. Chrome heated towel rail. Pedestal wash basin. Oversize shower cubicle. Shaver point. Extractor fan.

LOUNGE 10' 8" x 15' 11" (3.25m x 4.85m)

Window to front. Double radiator. Fitted carpet. Dado rail. Brick fire surround and hearth.

DINING ROOM 10' 8" x 12' 0" (3.25m x 3.65m)

Radiator. Tiled flooring. Built in under stairs cupboard housing domestic water tank and meters. Opening to:

KITCHEN 7' 4" x 15' 10" (2.23m x 4.82m)

Sliding patio doors and window to rear. Tiled flooring. Upper and lower level units. Sink unit inset in to work surface. Tiled splash backs. Recesses for appliances. Space for cooker with extractor canopy over.

FIRST FLOOR LANDING

Loft and ground floor access. Fitted carpet.



56 Wheatley Road, Corringham, Essex, SS17 9EF

BEDROOM ONE 9' 11" x 13' 10" to wardrobe (3.02m x 4.21m)

Window to front. Radiator. Fitted carpet. Fitted drawer unit with matching wardrobes and bedside units. Over head storage.

BEDROOM TWO 7' 6" x 12' 10" (2.28m x 3.91m)

Window to front and rear. Radiator. Fitted carpet.

BEDROOM THREE 8' 4" x 9' 0" (2.54m x 2.74m)

Window to rear. Radiator. Fitted carpet. Built in storage cupboard. Fitted desk with matching shelving and drawer unit.

BEDROOM FOUR 8' 4" x 6' 8" (2.54m x 2.03m)

Window to rear. Radiator. Fitted carpet.

EXTERNAL

REAR GARDEN

Approx 53ft in depth. Crazy paved patio. remainder being laid to lawn. Timber shed to remain. Courtesy door to garage.

FRONTAGE

Open plan design. Part lawned remainder providing off street parking for two / three vehicles.



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.



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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

56, Wheatley Road, Corringham, STANFORD-LE-HOPE, SS17 9EF

Dwelling type: Semi-detached house **Reference number:** 0251-2826-7630-9703-1515
Date of assessment: 06 July 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 July 2017 **Total floor area:** 96 m²

Use this document to:

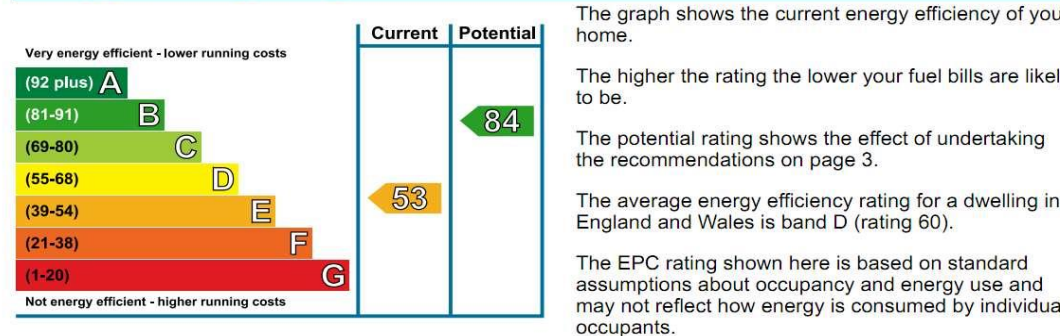
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,552
Over 3 years you could save	£ 1,680

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 2,871 over 3 years	£ 1,419 over 3 years	
Hot Water	£ 453 over 3 years	£ 225 over 3 years	
Totals	£ 3,552	£ 1,872	

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	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 126	
2 Room-in-roof insulation	£1,500 - £2,700	£ 672	
3 Cavity wall insulation	£500 - £1,500	£ 351	

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.