



North Grays £485,000



## **ENTRANCE HALL**

Radiator. Wood flooring.

## **CLOAKROOM**

Obscure Upvc double glazed window to side. Spotlighting. Chrome heated towel rail. Modern fitted two piece suite comprising of: Wash basin, tile splash backs. Low flush WC. Tile flooring.

## **PLAYROOM / STUDY** 17' 9" max x 7' 9" (5.41m x 2.36m)

Upvc double glazed bow window to front. Radiator. Wood flooring. Glazed door to rear. Built in storage cupboard.

## **LOUNGE** 16' 3" x 14' 5" (4.95m x 4.39m)

Upvc double glazed bow window to front. Two radiators. Fitted carpet. Concealed stair case rising to first floor. Opening to:

## **KITCHEN / DINER** 21' 4" x 10' 3" (6.50m x 3.12m)

Glazed double doors to rear. Radiator. Upvc double glazed window and further glazed door to rear. A range of white gloss effect upper and lower level wall mounted units. Wall mounted double oven. Separate halogen hob. Extractor canopy. Integrated fridge freezer, dishwasher and washing machine.

## **FIRST FLOOR LANDING**

Upvc double glazed window to side. Radiator. Fitted carpet to stairs. Loft access. Stairs descending to ground floor. Laminate flooring. Built in airing cupboard.

## **BEDROOM ONE** 10' 5" x 10' 1" (3.17m x 3.07m)

Upvc double glazed window to rear. Radiator. Fitted carpet. Built in double wardrobe.



## 46 Marlborough Close, Grays, Essex, RM16 2SU

### **BEDROOM TWO** 10' 5" x 9' 1" (3.17m x 2.77m)

Upvc double glazed window to rear. Radiator. Fitted carpet. Built in wardrobe.

### **BEDROOM THREE** 10' 1" x 8' 3" (3.07m x 2.51m)

Upvc double glazed window to front. Radiator. Fitted carpet. Built in wardrobe.

### **BEDROOM FOUR** 9' 1" x 8' 5" (2.77m x 2.56m)

Upvc double glazed window to front. Radiator. Fitted carpet. Built in wardrobe.

### **FAMILY BATHROOM**

Obscure Upvc double glazed window to side. Heated towel rail. High gloss effect tile flooring. Tiling to walls. Spotlighting. Fitted mirror fronted cabinets. Modern fitted white three piece suite comprising of: Wash basin. Low flush WC. Panelled bath with shower over.

### **REAR GARDEN**

Immediate large paved patio area with inset lighting. Pedestrian side access. Remainder is to an astro turf finish. Shed to remain.

### **FRONTAGE**

Large area brick paved, provides ample off street parking.

### **GARAGE**

Up and over door. Pedestrian side door. Plaster boarded. Spotlighting.



**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.



46 Marlborough Close, Grays, Essex, RM16 2SU



**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.



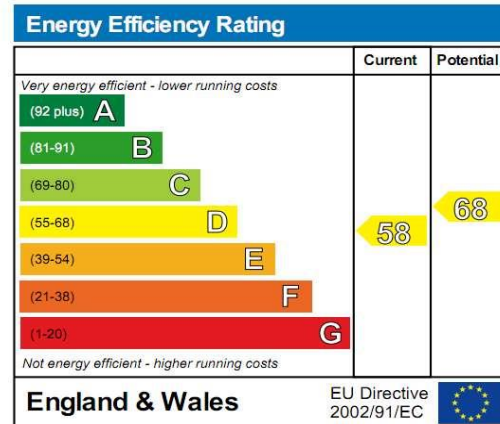
## Energy Performance Certificate



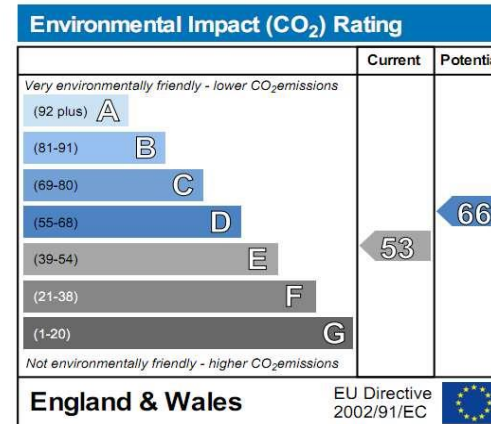
46, Marlborough Close  
GRAYS  
RM16 2SU

Dwelling type: Detached house  
Date of assessment: 07 February 2012  
Date of certificate: 07 February 2012  
Reference number: 8122-6422-9520-9503-0906  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 114 m<sup>2</sup>

This home's performance is rated in terms of the 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	254 kWh/m <sup>2</sup> per year	185 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.5 tonnes per year	4.1 tonnes per year
Lighting	£113 per year	£56 per year
Heating	£825 per year	£654 per year
Hot water	£158 per year	£117 per year

#### You could save up to £268 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.



Remember to look for the Energy Saving Trust 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.