



Aveley Village Offers in the



ENTRANCE HALL

Approached via double glazed door. Radiator. Coved ceiling. Laminated wood flooring. Staircase to first floor with cupboard under.

CLOAKROOM

Radiator. Laminated wood flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC. Extractor fan.

KITCHEN 9' 8" x 7' 11" (2.94m x 2.41m)

Double glazed window to front. Laminated wood flooring. Power points. Range of white high gloss base and eye level units with complimentary work surface. Inset one and a half single drainer sink unit with mixer tap. Built in oven and hob with canopy over. Integrated fridge, freezer, dishwasher and automatic washing machine. Cupboard housing boiler (Not tested).

LOUNGE/DINING ROOM 15' 1" x 9' 9" (4.59m x 2.97m)

Double glazed window to rear. Radiator. Coved ceiling. Laminated wood flooring. Power points. Double glazed French doors to garden.

LANDING

Radiator. Coved ceiling. Fitted carpet. Power points. Built in cupboard. Access to loft.

BEDROOM ONE 15' 1" > 10' 6" x 10' 3" (4.59m > 3.20m x 3.12m)

Two double glazed windows to front. Radiator. Fitted carpet. Power points.

BEDROOM TWO 15' 1" x 6' 10" (4.59m x 2.08m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points.



BATHROOM

Radiator. Laminated wood flooring. White suite comprising of panelled bath with mixer shower over and tiled surround. Pedestal wash hand basin tiled splashback. Low flush WC. Extractor fan.

REAR GARDEN Approaching 70' 0" (21.32m)

Paved patio leading to lawn with fenced boundaries. Shed. Gated side entrance. Outside tap and light.

FRONT GARDEN

Slate bed. Path.

PARKING

Allocated parking for one vehicle.



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.



Energy Performance Certificate



17, Courts Way, Aveley, SOUTH OCKENDON, RM15 4DN

Dwelling type: Semi-detached house **Reference number:** 8501-3753-4539-5007-5553
Date of assessment: 05 May 2015 **Type of assessment:** SAP, new dwelling
Date of certificate: 05 May 2015 **Total floor area:** 68 m²

Use this document to:

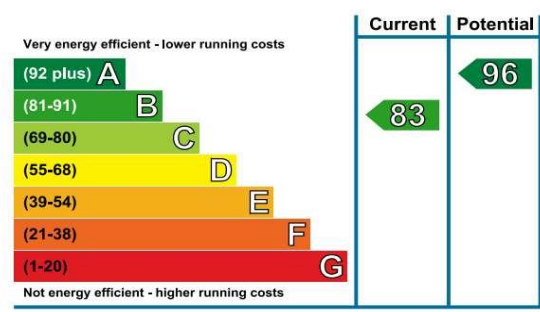
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,026
Over 3 years you could save	£ 99

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 642 over 3 years	£ 642 over 3 years	
Hot Water	£ 234 over 3 years	£ 135 over 3 years	
Totals	£ 1,026	£ 927	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	□4,000 - □6,000	£ 96
2 Solar photovoltaic panels, 2.5 kWp	□5,000 - □8,000	£ 825