



Basildon £265,000



### **ENTRANCE HALLWAY**

Radiator. Fitted carpet. Obscure Upvc double glazed window to front. Stairs rising to first floor.

### **LOUNGE/DINER** 17' 5" max x 16' 9" (5.30m x 5.10m)

Double glazed window to rear. Upvc double glazed full height windows and double doors to rear. Gas fire (back boiler not tested).

### **KITCHEN** 11' 0" x 10' 11" (3.35m x 3.32m)

Two double glazed windows and glazed door to front. Lino flooring. Range of upper and lower level units. Sink unit inset in to work surface. Space for cooker. Plumbing for washing machine. Double radiator. Opening to:

### **UTILITY AREA** 5' 4" x 4' 9" (1.62m x 1.45m)

Upvc part glazed door to rear. Lino flooring. Wood cladding to walls. Upper level units.

### **FIRST FLOOR LANDING**

Double glazed window to front. Loft access. Stairs descending to ground floor. Fitted carpet. Airing cupboard.

### **BEDROOM ONE** 12' 3" x 10' 4" (3.73m x 3.15m)

Double glazed window to rear. Radiator.

### **BEDROOM TWO** 10' 6" x 9' 5" (3.20m x 2.87m)

Double glazed window to rear. Radiator. Fitted carpet.

### **BEDROOM THREE** 8' 10" x 6' 5" (2.69m x 1.95m)

Double glazed window to front. Radiator. Fitted carpet.



**BATHROOM**

Obscure double glazed window to front. Radiator. Tiled walls. Coloured three piece suite comprising of: pedestal wash basin, low flush WC, panelled bath with power shower over and shower screen. Lino flooring.

**REAR GARDEN**

Outside security light. Paved patio and pathway. Lawn area with shrub borders. Timber shed.

**FRONTAGE**

Concrete paths. Split lawn. Hedged borders.



**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.



117 The Hatherley, Basildon, Essex, SS14 2QH



**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



117, The Hatherley, BASILDON, SS14 2QH

**Dwelling type:** Mid-terrace house

**Date of assessment:** 26 June 2020

**Date of certificate:** 28 June 2020

**Reference number:** 8807-5667-1022-2927-9603

**Type of assessment:** RdSAP, existing dwelling

**Total floor area:** 73 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>£ 2,748</b>
<b>Over 3 years you could save</b>	<b>£ 1,257</b>

### Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
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