



Chafford Hundred £319,995



## **ENTRANCE HALL**

Tiled flooring. Radiator. Alarm panel.

## **CLOAKROOM**

Tiled flooring. Pedestal wash basin. Low flush Wc. Tiled splash backs.

## **LOUNGE** 10' 1" x 14' 11" (3.07m x 4.54m)

UPVC double glazed window to front. Two radiators. Wood effect flooring. Built in under stairs cupboard.



## **KITCHEN / DINER** 8' 8" x 13' 7" (2.64m x 4.14m)

Upvc double glazed window and sliding patio doors to rear. Double radiator. High gloss tiled flooring. A range of off white gloss effect upper and lower level units. Integrated brushed steel double oven with matching gas hob, splashback and extractor canopy over. Brushed steel sink unit inset in to wood work surface. Tiled splash backs. Recess for washing machine. Stairs to first floor.



## **FIRST FLOOR LANDING**

Loft and ground floor access. Built in airing cupboard. Fitted carpet.

## **BEDROOM ONE** 10' 8" max x 11' 7" max (3.25m x 3.53m)

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

## **EN-SUITE**

Obscure Upvc double glazed window to front. Radiator. Partly tiled walls. Tiled flooring. Pedestal wash basin, low flush WC, shower cubicle with body jet system.



## 57 Carew Close Chafford Hundred Essex RM16 6RZ

### **BEDROOM TWO** 7' 2" x 10' 9" (2.18m x 3.27m)

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

### **BATHROOM**

Obscure Upvc double glazed window to rear. Double radiator. Tiled floor. Fitted three piece suite comprising of pedestal wash basin, low flush WC, panelled bath. Tiled splashbacks. Extractor fan.

### **REAR GARDEN**

Attractive. Immediate raised astro turf patio. Central paved area with slate surround. Pathway leading to garage. Further wood decked seating area at rear.

### **GARAGE**

Accessed beside the terrace of houses from the left hand side via security gates. Currently split in half to provide an office space with temporary wall. Pedestrian door to garden up an over door to front.

### **FRONTAGE**

Open plan design allowing for off street parking.



**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.

**PLEASE NOTE**

We are advised that there is an annual charge for the gated access to the garage. This cost is approximately £300.





**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 believed 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

57, Carew Close, Chafford Hundred, GRAYS, RM16 6RZ

**Dwelling type:** End-terrace house      **Reference number:** 9358-2062-7277-0667-2930  
**Date of assessment:** 15 March 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 18 March 2013      **Total floor area:** 61 m<sup>2</sup>

### Use this document to:

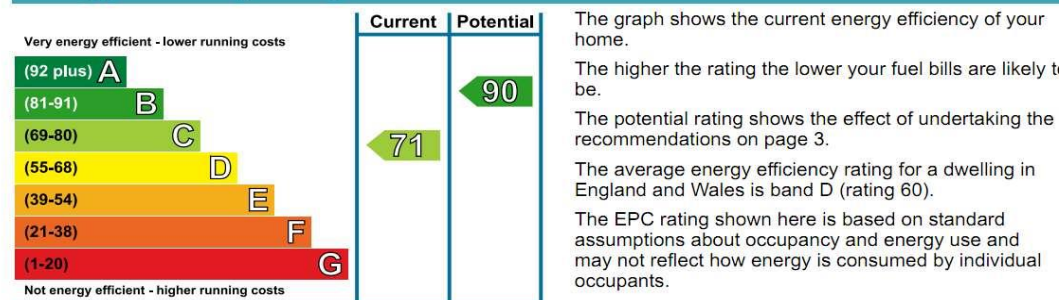
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,590</b>
<b>Over 3 years you could save</b>	<b>£ 375</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 117 over 3 years	
Heating	£ 1,014 over 3 years	£ 909 over 3 years	
Hot Water	£ 354 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 1,590</b>	<b>£ 1,215</b>	

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 Floor Insulation	£800 - £1,200	£ 54
2 Low energy lighting for all fixed outlets	£80	£ 90
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 129

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](http://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.