



Bulphan £420,000



41 Church Road, Bulphan, Essex, RM14 3RT

A RARE OPPORTUNITY TO ACQUIRE AN EXTENDED TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW SITUATED IN THE POPULAR VILLAGE OF BULPHAN WHICH HAS BEEN WELL MAINTAINED AND TASTEFULLY DECORATED THROUGHOUT AND OFFERS NO ONWARD CHAIN. EPC: D.

- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ SHOWER ROOM
- ❖ OFF STREET PARKING

- ❖ LOUNGE/DINING ROOM
- ❖ TWO DOUBLE BEDROOMS
- ❖ REAR GARDEN
- ❖ NO ONWARD CHAIN

CANOPIED PORCH

Double glazed door to:

ENTRANCE HALL

Radiator. Fitted carpet. Access to loft space. Door to:

LOUNGE/DINING ROOM 16' 2" x 15' 5" (4.92m x 4.70m)

Double glazed bay window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Feature fireplace with marble inset and hearth. Velux window.

BEDROOM ONE 12' 10" x 9' 1" (3.91m x 2.77m)

Double glazed window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Range of single wardrobes with bed recess and cupboards over. Cupboard housing boiler (Not tested).

INNER LOBBY

Radiator. Coved ceiling. Fitted carpet.



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KITCHEN 11' 10" x 5' 9" (3.60m x 1.75m)

Double glazed window to rear. Radiator. Coved ceiling with roof light. Tiled flooring. Range of base and eye level units with granite work surfaces. Inset stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated automatic washing machine and fridge. Double glazed door to rear.

BEDROOM TWO 11' 8" x 10' 0" (3.55m x 3.05m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Free standing wardrobes to remain.

SHOWER ROOM

Obscure double glazed window. Heated towel rail. Coved ceiling. Tiled flooring. White suite comprising of corner shower cubicle with mixer shower. Vanity wash hand basin with cupboard under. Low flush WC. Tiling to walls with vertical border. Extractor fan.

REAR GARDEN

Paved patio leading to lawn. Fenced boundaries. Further patio area with pergola. Summerhouse. Path. Side entrance.

FRONT GARDEN

Paved driveway providing parking for two vehicles. Remainder laid to lawn with flower and shrub border.



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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

