



Chafford Hundred £325,000



41 Devereux Road, Chafford Hundred, Essex, RM16 6PB

A DELIGHTFUL TWO BEDROOM TERRACED HOUSE SITUATED IN AN ENVIABLE LOCATION WITHIN CHAFFORD HUNDRED WHICH HAS BEEN TASTEFULLY REDECORATED THROUGHOUT AND BENEFITS FROM A DETACHED GARAGE AND PARKING. EPC: TBC.

- ❖ REDECORATED THROUGHOUT
- ❖ KITCHEN/DINING ROOM
- ❖ BATHROOM
- ❖ OWN DRIVEWAY TO GARAGE

- ❖ LOUNGE
- ❖ TWO BEDROOMS
- ❖ REAR AND FRONT GARDENS
- ❖ NO ONWARD CHAIN

Double glazed door to:

LOUNGE 14' 2" x 12' 9" (4.31m x 3.88m)

Double glazed window to front. Radiator. Textured ceiling. Laminated flooring. Power points. Stairs to first floor with recess under.

KITCHEN/DINING ROOM 12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed window to rear. Range of base and eye level units with complimentary work surfaces. Inset stainless steel sink with mixer tap. Built in oven and hob with extractor fan over. Recess and plumbing for washing machine. Boiler (Not tested). Radiator. Vinyl flooring. Power points. Double glazed door to garden.

LANDING

Textured ceiling. Fitted carpet. Power points. Access to loft with ladder.

BEDROOM ONE 12' 9" > 9' 3" x 10' 3" (3.88m > 2.82m x 3.12m)

Double glazed window to front. Radiator. Textured ceiling. Fitted carpet. Power points. Built in double wardrobe with hanging and shelf space. Airing cupboard with lagged hot water tank.



BEDROOM TWO 12' 10" x 6' 7" (3.91m x 2.01m)

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

BATHROOM

White suite comprising of low flush WC. Panelled bath with electric shower over. Pedestal wash hand basin. Tiling to walls with border tile.

REAR GARDEN

Paved patio leading to lawn with fenced boundaries. Personal door to garage. Outside tap.

FRONT GARDEN

Mainly laid to lawn with shrub bed. Path.

GARAGE

Approached via own driveway providing parking for one/two vehicles. Up and over door. Power and light.



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 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.



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