



Stifford Clays £375,000



## **ENTRANCE HALL**

Approached via double glazed door. Obscure double glazed window to front. Radiator. Coved ceiling. Tiled flooring. Stairs to first floor with glass balustrade and cupboard under.

## **CLOAKROOM**

Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush WC. Half tiled walls. Extractor fan.

## **LOUNGE** 14' 9" x 12' 9" (4.49m x 3.88m)

Double glazed half bay window to front. Radiator. Coved ceiling. Laminated wood flooring. Power points.

## **KITCHEN/FAMILY ROOM** 18' 6" x 12' 8" > 9'6 (5.63m x 3.86m > 2.89m)

Double glazed window to rear. Radiator. Coved ceiling. Laminated wood flooring. Power points. Range of white high gloss base and eye level units with complimentary work surface. Inset one and one half sink unit with mixer tap. Built in double oven. Induction hob with extractor fan over. Integrated dishwasher, automatic washing machine, fridge and freezer. Double glazed French doors to garden.

## **LANDING**

Double glazed window to side. Radiator. Fitted carpet. Access to loft via ladder.

## **BEDROOM ONE** 12' 9" x 11' 1" (3.88m x 3.38m)

Double glazed window to front. Radiator. Fitted carpet. Power points.



**BEDROOM TWO** 12' 11" x 11' 1" (3.93m x 3.38m)

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

**BEDROOM THREE** 9' 8" x 7' 3" (2.94m x 2.21m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

**BATHROOM**

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin with cupboard under. 'P' shaped bath with mixer shower over. Tiling to walls with vertical border.

**REAR GARDEN**

South facing. Paved patio leading to lawn with shrub borders. Gated side entrance. Shed.

**DETACHED GARAGE**

Approached via shared driveway. Up and over door. Power and light.

**FRONT GARDEN**

Shared driveway with the remainder laid to lawn. Stone and shrub borders. Path.



## 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.



122 Whitmore Avenue, Grays, Essex, RM16 2HT



**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.



122, Whitmore Avenue, GRAYS, RM16 2HT

**Dwelling type:** Semi-detached house  
**Date of assessment:** 16 December 2019  
**Date of certificate:** 17 December 2019

**Reference number:** 9068-9948-7252-6811-1904  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 93 m<sup>2</sup>

**Use this document to:**

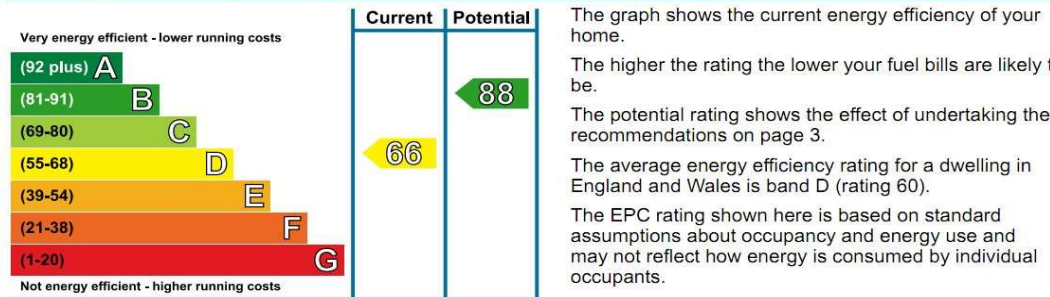
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,466</b>
<b>Over 3 years you could save</b>	<b>£ 948</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 225 over 3 years	
Heating	£ 1,770 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 267 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 2,466</b>	<b>£ 1,518</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 Internal or external wall insulation	£4,000 - £14,000	£ 582
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 90
3 Low energy lighting for all fixed outlets	£45	£ 183

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.