



East Tilbury £290,000



## **ENTRANCE HALL**

Laminate flooring. built in cupboard. spotlighting.

## **RECEPTION / BEDROOM FOUR** 11' 9" x 7' 7" (3.58m x 2.31m)

Bow window to front. Radiator. Laminate flooring. Large built in cupboard.

## **DINING AREA** 11' 7" x 10' 1" (3.53m x 3.07m)

Bow window to front. Covered radiator. Laminate flooring.

## **KITCHEN** 11' 0" x 6' 9" (3.35m x 2.06m)

Window and glazed door to rear. Laminate flooring. Spotlighting. Range of italic high gloss effect upper and lower level wall mounted units. Ceramic sink unit inset in to wood effect kitchen surface. Tile splash backs. Wall mounted double oven. Separate five ring gas hob with extractor canopy over. Recess for washing machine. Built in fridge freezer.

## **LOUNGE** 16' 1" x 11' 0" (4.90m x 3.35m)

Glazed double doors to rear. Covered radiator. fitted carpet. Stairs rising to first floor.

## **FIRST FLOOR LANDING**

Access to loft space. Access via staircase descending to ground floor. Fitted carpet.

## **BEDROOM ONE** 12' 6" x 11' 1" (3.81m x 3.38m)

Window to front. Radiator. Fitted carpet. Fitted wardrobes with overhead storage along with matching display shelving and bedside drawer units.



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### **BEDROOM TWO** 10' 10" x 10' 5" (3.30m x 3.17m)

Window to rear. Radiator. Fitted carpet.

### **BEDROOM THREE** 9' 6" x 7' 10" (2.89m x 2.39m)

Window to front. Radiator. Fitted carpet. Built in cupboard.

### **BATHROOM**

Obscure window to rear. Tiled walls. Chrome heated towel rail. Modern fitted white three piece suite comprising of: vanity wash basin, low flush WC, panelled bath with shower over and shower screen. spotlighting.

### **REAR GARDEN**

Central lawn area with paved surround. Pedestrian side access. Brick built shed.

### **FRONTAGE**

Open plan design, mainly paved providing off street parking for two vehicles.



**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.





**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.



# 2 Frome, East Tilbury, Tilbury, Essex, RM18 8TD

## Energy Performance Certificate



2, Frome, East Tilbury, TILBURY, RM18 8TD

**Dwelling type:** Semi-detached house **Reference number:** 2858-9085-6214-4531-1930  
**Date of assessment:** 25 April 2019 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 30 April 2019 **Total floor area:** 88 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

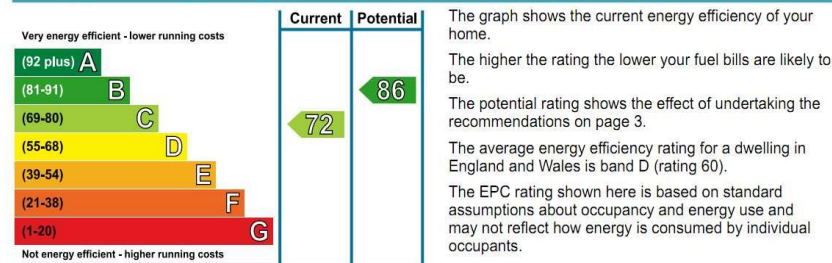
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|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,857</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 237</b>   |

### Estimated energy costs of this home

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 252 over 3 years   | £ 189 over 3 years   |                          |
| Heating       | £ 1,344 over 3 years | £ 1,260 over 3 years |                          |
| Hot Water     | £ 261 over 3 years   | £ 171 over 3 years   |                          |
| <b>Totals</b> | <b>£ 1,857</b>       | <b>£ 1,620</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 (solid floor)            | £4,000 - £6,000 | £ 90                         |
| 2 Low energy lighting for all fixed outlets | £20             | £ 57                         |
| 3 Solar water heating                       | £4,000 - £6,000 | £ 90                         |

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.