



North Grays £390,000



ENTRANCE

Radiator. Tiled floor. door to:

CLOAKROOM

Obscure Upvc double glazed window to front. Heated towel rail. Radiator. Tiled walls and flooring. Fitted white suite comprising of: vanity wash basin. Low flush WC.

ENTRANCE HALL

Upvc double glazed window to side. Double radiator. Fitted carpet. Stairs rising to first floor. Under stairs cupboard.

KITCHEN/DINER 17' 11" x 8' 1" (5.46m x 2.46m)

Upvc double glazed window to rear. Glazed door to side. Double radiator. Fitted carpet. Tiled floor to kitchen area. Upper and lower level units. Space for cooker. Recess for washing machine. Twin bowl sink unit inset into wood effect work surface. Tiled splash backs.

LOUNGE 11' 3" x 25' 10" (3.43m x 7.87m)

Upvc double glazed window to front. Sliding patio doors to rear. Two radiators. Fitted carpet. Fire with brick surround and hearth.

STAIRWELL

Upvc double glazed windows to front and side.

FIRST FLOOR LANDING

Loft and ground floor access. Fitted carpet.



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BEDROOM THREE 8' 10" x 7' 11" (2.69m x 2.41m)

Upvc double glazed window to rear. Double radiator. Fitted carpet. Fitted storage unit.

BEDROOM TWO 10' 0" x 12' 4" (3.05m x 3.76m)

Upvc double glazed window to rear. Radiator. Fitted carpet. Fitted five door wardrobe.

BEDROOM ONE 11' 2" Max x 13' 2" (3.40m x 4.01m)

Upvc double glazed window to front. Radiator. Fitted carpet.

BATHROOM

Obscure Upvc double glazed window to front. Heated towel rail. Tiled walls. Fitted white suite comprising of: pedestal wash basin. Low flush WC. Bath with mixer tap and shower attachment. Fitted storage cabinets.

REAR GARDEN

Approximately 70 ft deep. Shaped lawn area with paved surround. Shrub borders. Outside cold water tap. Raised paved area to rear. Storage shed.

FRONTAGE

Partly enclosed. Paved providing off road parking.

GARAGE

Up and over door. Power and lighting. Pedestrian door leading to garden.



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.



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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 Performance Certificate



3, Fairway, GRAYS, RM16 2AA

Dwelling type: Semi-detached house
Date of assessment: 26 January 2018
Date of certificate: 29 January 2018

Reference number: 0952-2866-7290-9028-7435
Type of assessment: RdSAP, existing dwelling
Total floor area: 96 m²

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

Estimated energy costs of dwelling for 3 years: £ 4,113

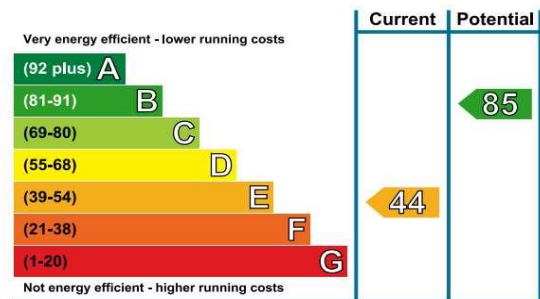
Over 3 years you could save £ 2,412

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 192 over 3 years	
Heating	£ 2,910 over 3 years	£ 1,287 over 3 years	
Hot Water	£ 870 over 3 years	£ 222 over 3 years	
Totals	£ 4,113	£ 1,701	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 102
2 Internal or external wall insulation	£4,000 - £14,000	£ 981
3 Floor insulation (suspended floor)	£800 - £1,200	£ 165

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.