



Chadwell St Mary £259,995



ENTRANCE HALL

Radiator. Stairs rising to first floor. Laminate flooring.

LOUNGE 12' 4" x 11' 11" max (3.76m x 3.63m)

Window to front. Radiator. Laminate flooring.

KITCHEN 10' 6" x 10' 9" (3.20m x 3.27m)

Window to rear. Radiator. Tiled flooring. Upper and lower level units. Space for cooker. Extractor canopy over. Stainless Steel sink unit inset in to work surface. Built in under stairs cupboard.

LOBBY

Part glazed door to rear. Built in storage cupboard. Door to:

UTILITY ROOM 4' 6" x 10' 7" (1.37m x 3.22m)

Window to rear. Radiator.

FIRST FLOOR LANDING

Loft and ground floor access. Fitted carpet. Built in cupboard.

BATHROOM

Two obscure windows to rear. Radiator. Low flush WC. Pedestal wash basin. Panelled bath. Tiled splash backs. Tiled effect flooring.

BEDROOM TWO 12' 2" x 10' 7" (3.71m x 3.22m)

Window to rear. Radiator. Laminate flooring. Built in storage cupboard.



BEDROOM ONE 8' 10" x 17' 1" (2.69m x 5.20m)

Two windows to front. Radiator. Two separate built in storage cupboards.

REAR GARDEN

Immediate wood decked patio area. Remainder laid to lawn with shrub border retained by railway sleeper. Vehicle and pedestrian rear access. Timber shed.

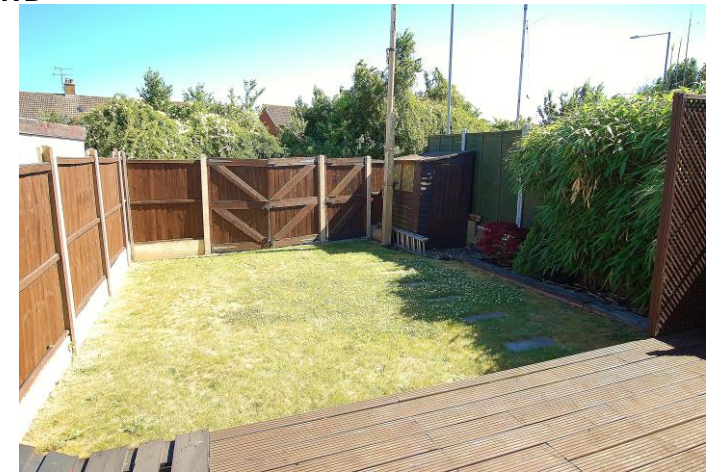
FRONTAGE

Enclosed by railings. Shingled. Provides off street parking for two/three 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.



Energy Performance Certificate



108, Godman Road, GRAYS, RM16 4TD

Dwelling type: Mid-terrace house
Date of assessment: 25 June 2018
Date of certificate: 25 June 2018

Reference number: 8500-6855-5829-7227-8683
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 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:	£ 2,073
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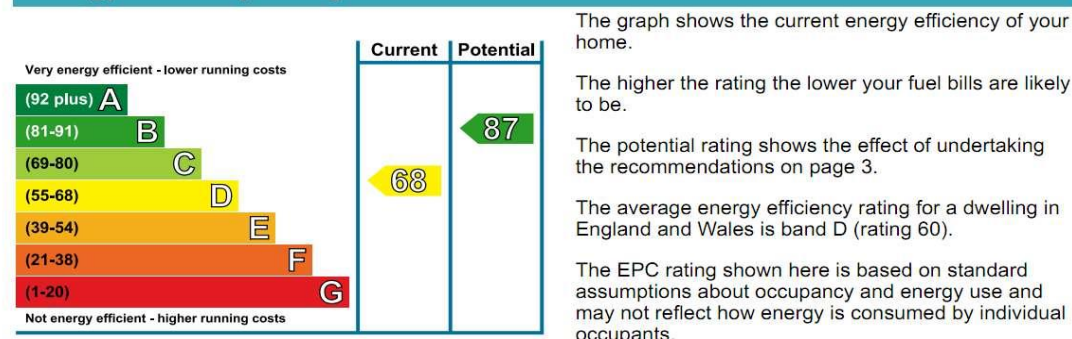
Over 3 years you could save	£ 576
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 168 over 3 years	
Heating	£ 1,497 over 3 years	£ 1,128 over 3 years	
Hot Water	£ 366 over 3 years	£ 201 over 3 years	
Totals	£ 2,073	£ 1,497	

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 Party wall insulation	£300 - £600	£ 135
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 75
3 Low energy lighting for all fixed outlets	£10	£ 36

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.