



North Grays £290,000



35 Milford Road, Grays, Essex, RM16 2QL

LOUNGE 19' 10" x 11' 4" (6.04m x 3.45m)

Upvc double glazed window to front. Fitted cupboard housing electric fuse board and meter. Staircase rising to first floor. Built in under stairs cupboard housing gas meter. Laminate flooring.

KITCHEN / DINER 19' 11" x 8' 6" (6.07m x 2.59m)

Two Upvc double glazed windows and part glazed door to rear. Laminate flooring. A range of wall mounted upper and lower level units. Sink unit inset in to work surface. Tile splash backs. Wall mounted oven. Separate gas hob with extractor canopy over. Recesses for washing machine and tumble dryer.

FIRST FLOOR LANDING

Fitted carpet. Loft access. Spotlight.

BEDROOM ONE 13' 9" max x 11' 3" (4.19m x 3.43m)

Upvc double glazed window to front. Radiator. Fitted carpet. Built in wardrobe.

BEDROOM TWO 12' 9" max x 8' 6" (3.88m x 2.59m)

Upvc double glazed window to rear. Radiator. Fitted carpet. Fitted cupboard housing domestic boiler (not tested).

BEDROOM THREE 8' 5" x 8' 10" max in to recess (2.56m x 2.69m)

Upvc double glazed window to front. Laminate flooring. Clothes hanging recess.

BATHROOM

Obscure Upvc double glazed window to rear. Chrome heated towel rail. Tiling to walls. Tile effect flooring. Fitted modern white three piece suite comprising of: Vanity sink unit. Low flush WC. 'P' shaped panelled bath with shower over and shower screen. Spotlights.



REAR GARDEN

Covered access to immediate work shop which has power and lighting. Paved patio. Wood bark area. Pathway leading to pedestrian rear access point. Detached summerhouse / outbuilding with power and lighting approx 5m x 3m.

FRONTAGE

Enclosed with wood bark and slate areas either side of pathway to front door.



AGENT NOTES

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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		