



Alderton Road £295,000



## **RECESSED PORCH**

Door to:

## **ENTRANCE HALL**

Radiator. Tiled flooring. Power points.

## **KITCHEN** 8' 5" x 7' 10" (2.56m x 2.39m)

Double glazed leadlight window to front. Coved ceiling with inset lighting. Tiled flooring. Power points. Range of white high gloss base and eye level units with complimentary work surface. Inset stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated dishwasher. Recess for fridge freezer. Tiling to walls. Boiler (Not Tested). Work top bin.

## **LOUNGE** 15' 7" x 11' 9" (4.75m x 3.58m)

Feature window to rear. Radiator. Coved ceiling with inset lighting. Laminated wood flooring. Power points. Spindled staircase to first floor with recess under. Door to garage.

## **CONSERVATORY** 12' 8" x 11' 0" (3.86m x 3.35m)

Double glazed to three aspects with French doors to garden. Radiator. Polycarbonate roof. Laminated wood flooring. Power points.

## **LANDING**

Fitted carpet.

## **BEDROOM ONE** 11' 9" x 11' 8" (3.58m x 3.55m)

Double glazed leadlight window to rear. Radiator. Inset lighting to ceiling. Laminated wood flooring. Power points. Range of double wardrobes to remain.



**BEDROOM TWO** 12' 4" x 5' 8" (3.76m x 1.73m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Laminated wood flooring. Power points. Access to loft.

**BATHROOM**

Obscure double glazed leadlight window. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of 'P' shaped bath with mixer shower over. Shower screen. Low flush WC. Pedestal wash hand basin with tiled splashback. Shaver point.

**REAR GARDEN**

Paved patio to picket fence and gate leading to lawn with flower and shrub borders.

**FRONT GARDEN**

Own driveway providing parking for one vehicle. Stone bed. Path.

**GARAGE**

Up and over door. Boarded walls. Power and light.

**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



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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



76, Alderton Road, Orsett, GRAYS, RM16 3DZ

**Dwelling type:** Semi-detached house  
**Date of assessment:** 09 April 2018  
**Date of certificate:** 10 April 2018

**Reference number:** 0818-8000-7294-0278-6950  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 53 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

**Estimated energy costs of dwelling for 3 years:** £ 1,494

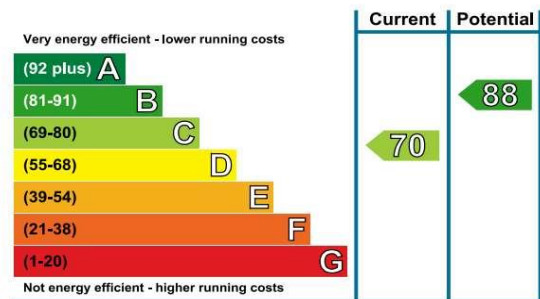
**Over 3 years you could save** £ 246

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	
Heating	£ 930 over 3 years	£ 900 over 3 years	
Hot Water	£ 435 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 1,494</b>	<b>£ 1,248</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



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 Party wall insulation	£300 - £600	£ 60
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 57
3 Solar water heating	£4,000 - £6,000	£ 126

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](http://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.