



West Thurrock £294,000





## **ENTRANCE PORCH**

Obscure UPVC double glazed windows to sides. Tiled flooring. Spotlighting.

## **LOUNGE** 9' 11" x 15' 4" (3.02m x 4.67m)

Upvc Double glazed window to front. Radiator. Laminate flooring. Dado rail. Opening to:

## **DINING AREA** 12' 5" x 8' 2" (3.78m x 2.49m)

Glazed double doors to rear. Radiator. Dado rail. Stairs to first floor. Opening to:

## **KITCHEN** 6' 10" x 10' 11" (2.08m x 3.32m)

Upvc double glazed window to rear. Wall mounted boiler. A range of white upper and lower level units. Integrated brushed steel oven. Separate halogen hob with extractor over. Sink unit inset in to work surface. Tiled splash backs. Recess for washing machine. Tiled flooring. Built in under stairs cupboard.

## **FIRST FLOOR LANDING**

Radiator. Dado rail. Fitted carpet. Loft and ground floor access.

## **BEDROOM ONE** 10' 1" max x 12' 5" max (3.07m x 3.78m)

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

## **BEDROOM TWO** 10' 2" max x 9' 11" (3.10m x 3.02m)

Upvc double glazed window to front. Radiator. Picture rail. Built in over stairs cupboard. Laminate flooring.



**BEDROOM THREE** 7' 1" x 6' 6" (2.16m x 1.98m)

Upvc double glazed window to front. Radiator. Dado rail. Laminate floor.

**FAMILY BATHROOM**

Obscure Upvc double glazed window to rear. Tiled walls and flooring. Chrome heated towel rail. Refitted modern white suite comprising of: vanity sink unit, low flush WC, panelled bath.

**REAR GARDEN**

Steps down to immediate paved patio area. Central lawn area. Raised shrub borders. Paved seating area at rear. Outside tap and outside lighting. Pedestrian side access. Brick built Workshop / Utility

**GARAGE**

Situated in nearby block. Has up and over door and eve storage.

**PROPERTY DETAILS**

We are advised by the vendor that there is an annual service charge of approximately £30 for the up keep of the communal areas.





## 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.



61 Parsonage Road, Grays, Essex, RM20 4AJ



**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



61, Parsonage Road, GRAYS, RM20 4AJ

Dwelling type: End-terrace house  
Date of assessment: 01 May 2018  
Date of certificate: 01 May 2018

Reference number: 0898-3037-7285-5578-7940  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 64 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

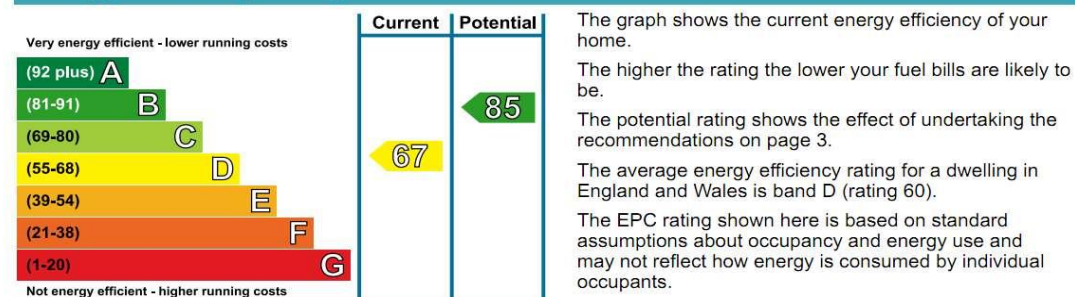
Estimated energy costs of dwelling for 3 years:	£ 1,851
Over 3 years you could save	£ 318

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 156 over 3 years	
Heating	£ 1,278 over 3 years	£ 1,185 over 3 years	
Hot Water	£ 282 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 1,851</b>	<b>£ 1,533</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 (suspended floor)	£800 - £1,200	£ 105
2 Low energy lighting for all fixed outlets	£35	£ 123
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.