



Corringham £265,000



3 Church Road, Corringham, Essex, SS17 9AS

LOUNGE 13' 8" x 10' 9" (4.16m x 3.27m)

Double glazed bay window to front and window to side. Radiator. Exposed timbers to walls. Fitted carpet. Power points. Feature brick fireplace. Under stairs recess.

KITCHEN 14' 5" x 9' 8" (4.39m x 2.94m)

Window to side. Radiator. Inset lighting to ceiling. Laminated wood flooring. Power points. Range of base level units with complimentary work surfaces. Inset single drainer sink unit with mixer tap. Built in oven and hob with canopy over. Integrated dishwasher and automatic washing machine. Tiled splashbacks. Door to stairwell. Feature fireplace. Exposed timbers.

BATHROOM

Two obscure windows. Heated towel rail. Exposed timbers to ceiling. Vinyl flooring. White suite comprising of bath with tiled surround. Vanity wash hand basin with cupboard under. Low flush WC. Tiled splashbacks.

LANDING

Fitted carpet.

BEDROOM ONE 18' 3" > 15'3 x 9' 7" (5.56m > 4.64m x 2.92m)

Windows to side and rear. Radiator. Fitted carpet. Power points. Cupboard housing boiler (Not tested).

BEDROOM TWO 11' 3" x 9' 9" (3.43m x 2.97m)

Bay window to front. Radiator. Fitted carpet. Power points. Built in double cupboards. Door to stairs leading to loft space.

LOFT Part boarded and light.



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REAR GARDEN Approximately 60' (18.27m)

Mainly laid to lawn. Path. Concrete patio. Raised shrub bed.
Fenced boundaries. Gated side entrance.

FRONT GARDEN

Paved with picket fence boundary. Gated driveway to side.



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.



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 Ainsworth Cottages, Church Road, Corringham, STANFORD-LE-HOPE, SS17 9AS

Dwelling type: Semi-detached house **Reference number:** 2978-3007-7292-5068-4930
Date of assessment: 23 February 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 February 2018 **Total floor area:** 62 m²

Use this document to:

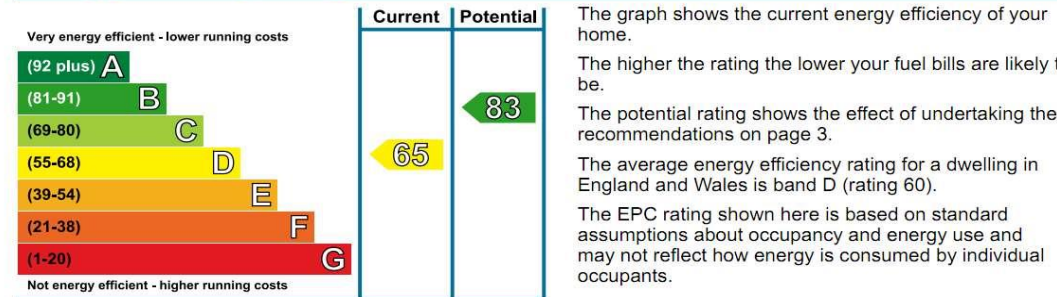
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,941
Over 3 years you could save	£ 354

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	
Heating	£ 1,542 over 3 years	£ 1,278 over 3 years	
Hot Water	£ 264 over 3 years	£ 174 over 3 years	
Totals	£ 1,941	£ 1,587	

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 Internal or external wall insulation	£4,000 - £14,000	£ 114
2 Floor insulation (suspended floor)	£800 - £1,200	£ 81
3 Solar water heating	£4,000 - £6,000	£ 90

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.