



Stifford Clays £425,000



120 Whitmore Avenue, Stifford Clays, Essex, RM16 2HT

A THREE BEDROOM SEMI DETACHED HOUSE WHICH HAS BEEN RECENTLY REFURBISHED THROUGHOUT AND BENEFITING FROM SPACIOUS KITCHEN/FAMILY ROOM, LOUNGE, THREE GOOD SIZE BEDROOMS AND BATHROOM AND A DELIGHTFUL GOOD SIZE REAR GARDEN SITUATED IN THIS POPULAR TURNING.
EPC: F.

❖ ENTRANCE PORCH

❖ CLOAKROOM

❖ KITCHEN/FAMILY ROOM

❖ BATHROOM

❖ APPROXIMATELY 70' REAR GARDEN

❖ ENTRANCE HALL

❖ LOUNGE

❖ THREE BEDROOMS

❖ SHARED DRIVEWAY

❖ OFF STREET PARKING

ENTRANCE PORCH

Approached via double glazed door. Tiled flooring. Double glazed door to:

ENTRANCE HALL

Radiator. Coved ceiling. Laminated wood flooring. Spindled staircase to first floor with cupboard under. Built in cupboard.

CLOAKROOM

Obscure double glazed window. Radiator. Coved ceiling. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Tiling to walls with border tile.

LOUNGE 15' 3" x 12' 0" (4.64m x 3.65m)

Double glazed half bay window to front. Radiator. Coved ceiling. Fitted carpet. Power points.

KITCHEN/FAMILY ROOM 18' 8" x 12' 11" > 9' 6" (5.69m x 3.93m > 2.89m)

Double glazed window to rear. Radiator. Coved ceiling. Tiled flooring to kitchen, laminated wood floor to remainder. Power points. Range of satin gloss base and eye level units with complimentary work surfaces. Inset stainless steel one and one half sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Cupboard housing boiler (Not tested). Double glazed French doors to garden.



LANDING

Double glazed window to side. Fitted carpet. Access to loft.

BEDROOM ONE 12' 9" x 11' 0" (3.89m x 3.35m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

BEDROOM TWO 12' 8" x 9' 2" (3.86m x 2.79m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. Range of double and single fitted wardrobes with hanging and shelf space.

BEDROOM THREE 9' 11" x 7' 2" (3.02m x 2.18m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of 'P' shaped bath with electric shower over. Low flush WC. Pedestal wash hand basin. Tiling to walls.



REAR GARDEN Approximately 70' (21.34m)

Paved patio area leading to lawn with flower and shrub borders.
Workshop/shed. Path. Gated side entrance.

FRONT GARDEN

Paved off street parking for two vehicles. Shared driveway to rear.

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.



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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 efficiency rating for this property

This property's current energy rating is F. 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		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		