



Thurrock park £330,000



Double glazed stained glass door to:

ENTRANCE HALL

Boxed radiator. Coving to ceiling. Fitted carpet. Power point. Decorated with dado rail. Half glazed door to lounge.

CLOAKROOM

Obscure double glazed leadlight window. Radiator. Coving to ceiling. Tiled flooring. White suite comprising of wall mounted wash hand basin with tiled splashback. Low flush WC.

LOUNGE 23' 2" x 15' 5" (7.06m x 4.70m)

Double glazed leadlight bay windows to front and rear. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Feature fireplace with marble insert and hearth. Decorated with dado rail. Stairs to first floor with recess under. Double glazed French doors to:

CONSERVATORY 11' 11" x 10' 8" (3.63m x 3.25m)

Double glazed to three aspects with French doors to garden. Electric heater. Polycarbonate roof. Power points.

KITCHEN/DINING ROOM 15' 10" x 9' 8" (4.82m x 2.94m)

Double glazed leadlight bay window to front. Radiator. Coved and textured ceiling. Tiled flooring. Power points. Range of white high gloss base and eye level units with Quartz work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven. Electric hob with extractor fan over. Integrated half dishwasher, washing machine and fridge. Tiled splashbacks. Double glazed French doors to patio.



LANDING

Coved ceiling with inset lighting. Fitted carpet. Power point. Cupboard housing boiler (Not tested). Decorated with dado rail. Storage cupboard. Access to loft with ladder.

BEDROOM ONE 15' 9" x 11' 2" > 7' 6" (4.80m x 3.40m > 2.28m)

Double glazed windows to front and rear. Two radiators. Fitted carpet. Coved ceiling with inset lighting. Decorated with dado rail. Power points. (Previously bedrooms one and three).

BEDROOM TWO 12' 1" x 7' 0" (3.68m x 2.13m)

Double glazed window to rear. Radiator. Coved ceiling with inset lighting. Fitted carpet. Power points.

SHOWER ROOM

Obscure double glazed leadlight window. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Concealed cistern WC. Double shower cubicle with mixer shower and alcove. Tiling to walls with border tile.

REAR GARDEN

Delightful garden with immediate paved patio leading to lawn. Well stocked flower and shrub borders. Pergola. Outside lighting, power and tap. Irrigation system. Personal door to garage. Shed.

FRONT GARDEN

Mainly block paved providing parking for four vehicles. Flower and shrub border.

GARAGE 15' 8" x 8' 5" (4.77m x 2.56m)

Electric roller shutter door. Loft storage. Power and light. Sink with water supply.



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.
6. As per the Estate Agents Act we must notify all interested parties that the vendor of this property is known to Chandler & Martin.



5 Coltsfoot Court, Grays, Essex, RM17 6TP



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 HM Government

5, Coltsfoot Court, GRAYS, RM17 6TP

Dwelling type: Semi-detached house
Date of assessment: 16 July 2015
Date of certificate: 19 July 2015
Reference number: 9468-1096-7253-3675-6990
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

Use this document to:

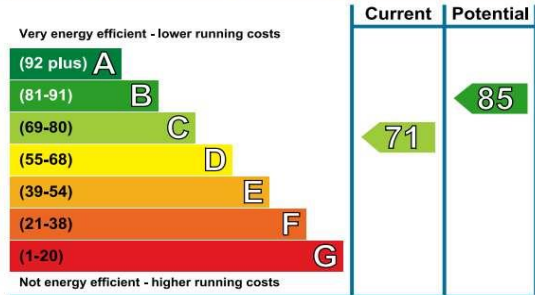
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,043
Over 3 years you could save	£ 318

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 174 over 3 years	
Heating	£ 1,416 over 3 years	£ 1,374 over 3 years	
Hot Water	£ 279 over 3 years	£ 177 over 3 years	
Totals	£ 2,043	£ 1,725	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 72
2 Low energy lighting for all fixed outlets	£100	£ 144
3 Solar water heating	£4,000 - £6,000	£ 102

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 or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.