



North Grays £280,000



ENTRANCE HALL

Approached via double glazed door. Boxed radiator. Wood effect flooring. Power points. Spindled staircase to first floor with cupboard under.

SHOWER ROOM

Heated towel rail. Tiled flooring. Corner shower cubicle with mixer shower. Low flush WC. Pedestal wash hand basin with tiled splashback.

KITCHEN 8' 11" x 8' 0" (2.72m x 2.44m)

Double glazed window to front. Vinyl flooring. Power points. Range of white base and eye level units with complimentary work surface. Inset one and one half sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiled splashbacks. Cupboard housing boiler (Not Tested).

LOUNGE/DINING ROOM 15' 3" x 9' 5" (4.64m x 2.87m)

Double glazed window to rear. Two radiators. Coved ceiling. Wood effect flooring. Power points. Double glazed French doors to garden.

LANDING

Radiator. Fitted carpet. Double airing cupboard with lagged hot water tank. Access to loft.

BEDROOM ONE 11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed French doors to Juliette balcony. Radiator. Coved ceiling. Fitted carpet. Power points. Built in double wardrobe.

BEDROOM TWO 14' 6" > 11'1 x 7' 4" (4.42m > 3.38m x 2.23m)

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



45 Heathland Way, Grays, Essex, RM16 2DF

BEDROOM TWO 14' 6" > 11'1" x 7' 4" (4.42m > 3.38m x 2.23m)

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

BATHROOM

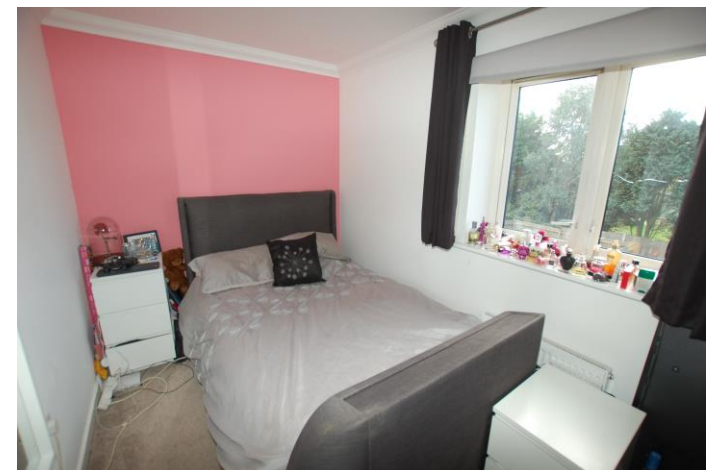
Heated towel rail. Wood effect flooring. White suite comprising of panelled bath with mixer shower attachment and tiled surround. Pedestal wash hand basin with tiled splashback. Low flush WC.

REAR GARDEN

South facing. Immediate paved patio leading to lawn with shrub border. Path. Fenced boundaries. Gated rear access to parking area.

ALLOCATED PARKING

Parking for two vehicles.



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



45, Heathland Way, GRAYS, RM16 2DF

Dwelling type: Mid-terrace house
Date of assessment: 05 September 2013
Date of certificate: 05 September 2013

Reference number: 0258-6029-7311-1837-4980
Type of assessment: SAP, new dwelling
Total floor area: 68 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 912

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	Not applicable
Heating	£ 624 over 3 years	£ 624 over 3 years	
Hot Water	£ 156 over 3 years	£ 156 over 3 years	
Totals	£ 912	£ 912	

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

