



Grays    £285,000



## **ENTRANCE HALL**

Approached via double glazed door. Radiator. Coved ceiling. Tiled flooring. Staircase to first floor.

## **KITCHEN** 8' 6" x 7' 4" (2.59m x 2.23m)

Double glazed leadlight bay window to front. Tiled flooring. Power points. Range of base and eye level units with complimentary work surface. Inset one and one half sink unit with mixer tap. Built in oven and gas hob with extractor fan over. Recesses for appliances. Tiling to walls. Boiler (Not tested).

## **LOUNGE** 14' 8" x 13' 8" > 10'4 (4.47m x 4.16m > 3.15m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Feature stone fireplace with electric fire. Built in cupboard. Double glazed French doors to:

## **CONSERVATORY** 14' 8" x 12' 8" (4.47m x 3.86m)

Double glazed to three aspects with French doors to garden. Fitted blinds. Radiator. Tiled flooring. Power points.

## **LANDING**

Radiator. Fitted carpet. Power points. Access to loft. Airing cupboard with lagged hot water tank.

## **BEDROOM ONE** 13' 8" x 11' 3" > 9'5 (4.16m x 3.43m > 2.87m)

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



### 3 Coltsfoot Court Grays Essex RM17 6TP

#### **BEDROOM TWO** 11' 10" x 7' 2" (3.60m x 2.18m)

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

#### **BATHROOM**

Obscure double glazed leadlight window. Radiator. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Panelled bath with mixer shower attachment. Tiling to walls with motif tile.

#### **REAR GARDEN**

Block paved patio to lawn. Well stocked flower and shrub borders. Pear tree. Outside tap and lighting. Gated block paved walkway to side. Personal door to garage.

#### **FRONT GARDEN**

Block paved driveway with remainder laid to lawn. Shrub bed. Parking for one vehicle.

#### **GARAGE** 24' 4" x 7' 10" (7.41m x 2.39m)

Up and over door. Power and light.



**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 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.



3, Coltsfoot Court, GRAYS, RM17 6TP

**Dwelling type:** Semi-detached house  
**Date of assessment:** 09 December 2015  
**Date of certificate:** 10 December 2015

**Reference number:** 0418-5990-7202-4815-2910  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 60 m<sup>2</sup>

### Use this document to:

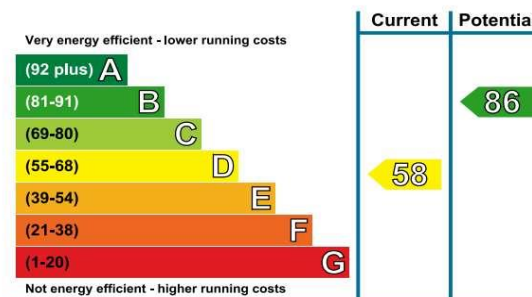
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,409</b>
<b>Over 3 years you could save</b>	<b>£ 930</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 135 over 3 years	
Heating	£ 1,500 over 3 years	£ 1,140 over 3 years	
Hot Water	£ 636 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,409</b>	<b>£ 1,479</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



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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 144	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 132	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 81	✓

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](http://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.