



Bulphan Village £440,000



ENTRANCE HALL

Dado rail. Fitted carpet. Stairs to first floor. Built in under stairs cupboard.

CLOAKROOM

Obscure window to side. Radiator. Tiled floor and walls. Low flush WC. Vanity wash basin.

LOUNGE/DINER 11' 0" x 26' 6" (3.35m x 8.07m)

Window to front. French doors to rear. Two radiators. Fitted carpet. Brick Built fire surround and paved hearth.

KITCHEN 10' 4" x 12' 2" (3.15m x 3.71m)

Window and part glazed door to rear. Tiled effect flooring. A range of white gloss effect upper and lower level units integrated brushed steel oven with halogen hob with extractor canopy over. Ceramic sink unit inset in to work surface. Tiled splash backs. Integrated dish washer.

FIRST FLOOR LANDING

Loft and ground floor access. Fitted carpet.

BEDROOM ONE 14' 2" x 11' 5" (4.31m x 3.48m)

Window to front. Radiator. Laminate flooring.

BEDROOM TWO 13' 9" x 9' 9" (4.19m x 2.97m)

Window to front. Radiator. Fitted carpet.

BEDROOM THREE 6' 6" x 11' 4" max (1.98m x 3.45m)

Window to front. Radiator. Fitted carpet.



BATHROOM

Obscure window to rear. Chrome heated towel rail. Vanity sink unit. Walk in shower. Panelled bath. Low flush WC. Tiled walls and floor. Built in airing cupboard.

INTEGRAL GARAGE

Up and over door. Power and lighting.

REAR GARDEN

Paved patio. Remainder laid to lawn with shrub borders. Green house. Timber shed. Shingled seating area at rear.

FRONTAGE

Brick paved driveway. Remainder laid to lawn.



AGENT 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.



Pendennis, Albert Road, Bulphan, Upminster, Greater London, RM14 3SB



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



Pendennis, Albert Road, Bulphan, UPMINSTER, RM14 3SB

Dwelling type: Semi-detached house
Date of assessment: 10 October 2014
Date of certificate: 13 October 2014
Reference number: 9108-5972-7290-2184-8970
Type of assessment: RdSAP, existing dwelling
Total floor area: 113 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

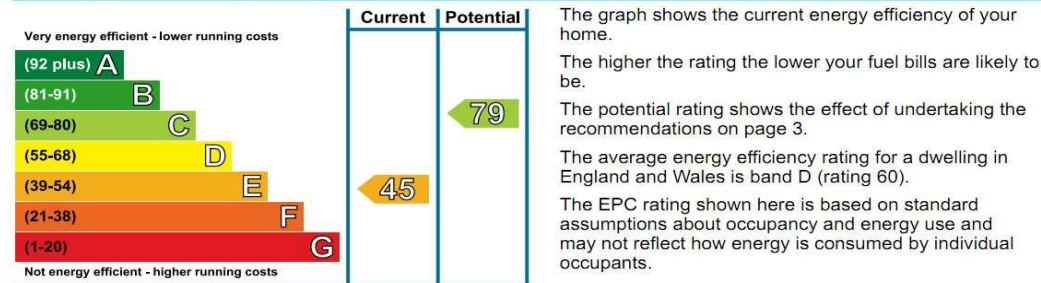
Estimated energy costs of dwelling for 3 years:	£ 4,989
Over 3 years you could save	£ 2,427

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 192 over 3 years	
Heating	£ 3,816 over 3 years	£ 2,091 over 3 years	
Hot Water	£ 792 over 3 years	£ 279 over 3 years	
Totals	£ 4,989	£ 2,562	

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 Floor Insulation	£800 - £1,200	£ 333
2 Low energy lighting for all fixed outlets	£50	£ 147
3 Hot water cylinder thermostat	£200 - £400	£ 111

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.