



Bulphan £600,000



ENTRANCE HALL

Approached via double glazed door. Obscure double glazed Georgian window.

SHOWER ROOM

Obscure double glazed Georgian window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of low flush WC. Wall mounted vanity wash hand basin with cupboard under. Corner shower cubicle with body jets. Tiling to walls with border tile. Shaver point.

LOUNGE 19' 8" x 15' 3" (5.99m x 4.64m)

Double glazed Georgian bay window to front. Two radiators. Ornate coving to ceiling. Fitted carpet. Power points. Staircase to first floor with recess under. Sliding doors to:

DINING ROOM 11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed Georgian window to rear. Radiator. Ornate coving to ceiling. Fitted carpet. Power points. Double glazed Georgian french doors to garden.

KITCHEN 11' 9" x 11' 5" (3.58m x 3.48m)

Double glazed Georgian window to rear. Radiator. Coved ceiling. Vinyl 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. Induction hob and extractor fan over. Integrated fridge and freezer. Recesses for appliances. Tiling to walls. Double glazed Georgian door to garden.



LANDING

Double glazed Georgian window to side. Textured ceiling. Fitted carpet. Power points. Airing cupboard with lagged hot water tank. Access to loft.

BEDROOM ONE 11' 11" x 10' 1" (3.63m x 3.07m)

Double glazed Georgian window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Built in double wardrobes.

BEDROOM TWO 11' 8" x 9' 2" (3.55m x 2.79m)

Double glazed Georgian window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Built in double wardrobes.

BEDROOM THREE 10' 4" x 9' 3" (3.15m x 2.82m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Built in double wardrobe.

BEDROOM FOUR 10' 0" x 8' 5" (3.05m x 2.56m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Built in double wardrobe.

BATHROOM

Obscure double glazed Georgian window. Textured ceiling. Inset lighting to ceiling. Tiled flooring. White suite comprising concealed cistern WC. Vanity wash hand basin with cupboard under. Panelled bath with mixer shower attachment. Tiling to walls with border tile. Heated towel rail. Underfloor heating. Shaver point.



REAR GARDEN

Immediate paved patio leading to lawn with well stocked flower and shrub borders. Outside tap and lighting.

FRONT GARDEN

Block paved driveway with parking for several cars. Remainder laid to lawn.

DOUBLE GARAGE 17' 4" x 15' 1" (5.28m x 4.59m)

Up and over door. Power and light. Bench and wall units. Loft storage.



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



84, Church Lane, Bulphan, UPMINSTER, RM14 3TT

Dwelling type: Detached house
Date of assessment: 28 November 2017
Date of certificate: 29 November 2017
Reference number: 2988-2995-7229-5853-2980
Type of assessment: RdSAP, existing dwelling
Total floor area: 114 m²

Use this document to:

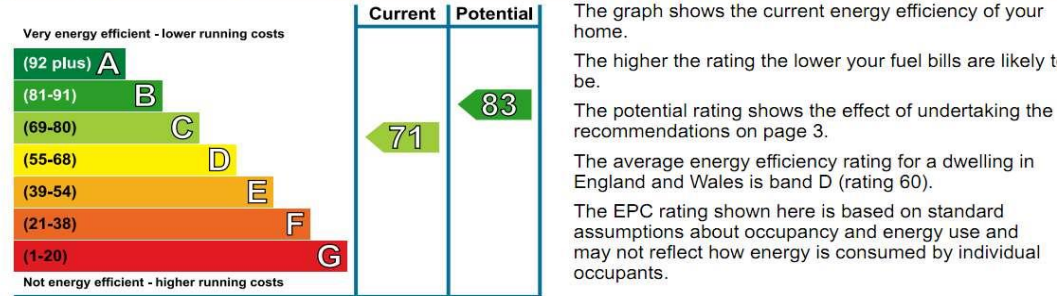
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,475
Over 3 years you could save	£ 411

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 210 over 3 years	
Heating	£ 1,779 over 3 years	£ 1,632 over 3 years	
Hot Water	£ 327 over 3 years	£ 222 over 3 years	
Totals	£ 2,475	£ 2,064	

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 (solid floor)	£4,000 - £6,000	£ 165
2 Low energy lighting for all fixed outlets	£45	£ 138
3 Solar water heating	£4,000 - £6,000	£ 105

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.