



West Tilbury £395,000



ENTRANCE PORCH

Double glazed Georgian window to front. Quarry tiled floor. Half glazed door to:

ENTRANCE HALL

Radiator. Coved ceiling. Wood block flooring. Stairs to first floor.

KITCHEN 15' 6" x 12' 1" > 8'10 (4.72m x 3.68m > 2.69m)

Double glazed Georgian bay window to front and double glazed Georgian window to side. Ladder radiator. Inset lighting to ceiling. Tiled flooring. Range of Shaker style base level units with quartz work surfaces. Inset butler sink with mixer tap. Built in oven and induction hob with canopy over. Integrated dishwasher. Cupboard with plumbing for automatic washing machine. Double glazed door to side.

LOUNGE/DINING ROOM 18' 0" > 11'2 x 19' 6" (5.48m > 3.40m x 5.94m)

Double glazed bay Georgian windows to rear and side. Two radiators. Coved ceiling. Wood block flooring. Power points. Feature fireplace with wood surround and stone hearth. Double glazed Georgian French doors to garden.

LANDING

Double glazed Georgian window to side. Coved ceiling. Fitted carpet. Access to loft being part boarded, light. Cupboard housing boiler (Not tested).

BEDROOM ONE 11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed Georgian window to rear. Radiator. Fitted carpet. Power points. Built in wardrobe cupboard.



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BEDROOM TWO 11' 5" x 8' 11" (3.48m x 2.72m)

Double glazed Georgian window to front. Radiator. Fitted carpet. Power points. Built in wardrobe cupboard.

BEDROOM THREE 9' 5" x 8' 2" x 7' 9" (2.87m x 2.49m x 2.36m)

Double glazed Georgian window to rear. Radiator. Wood flooring. Power points.

BATHROOM

Double glazed Georgian windows to front and side. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of low flush WC. 'P' shaped bath with mixer shower over. Pedestal wash hand basin. Tiling to walls.

REAR GARDEN

Immediate paved patio leading to lawn with flower and shrub borders. Further patio area. Gated side entrance. Outside tap.

GARAGE ONE 14' 0" x 8' 2" (4.26m x 2.49m)

Up and over door. Power and light. Open to:

WORKSHOP 10' 10" x 7' 0" (3.30m x 2.13m)

Power and light.

GARAGE TWO 17' 7" x 7' 11" (5.36m x 2.41m)

Up and over door. Power and light.



FRONT GARDEN

Mainly laid to lawn with flower and shrub beds. Path. Five bar gate leading to shared shingle driveway and parking.

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. We understand from our vendor that the property has shared private drainage.



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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.



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Dwelling type: Semi-detached house
Date of assessment: 27 June 2019
Date of certificate: 27 June 2019
Reference number: 0832-2883-7062-9521-9165
Type of assessment: RdSAP, existing dwelling
Total floor area: 96 m²

Use this document to:

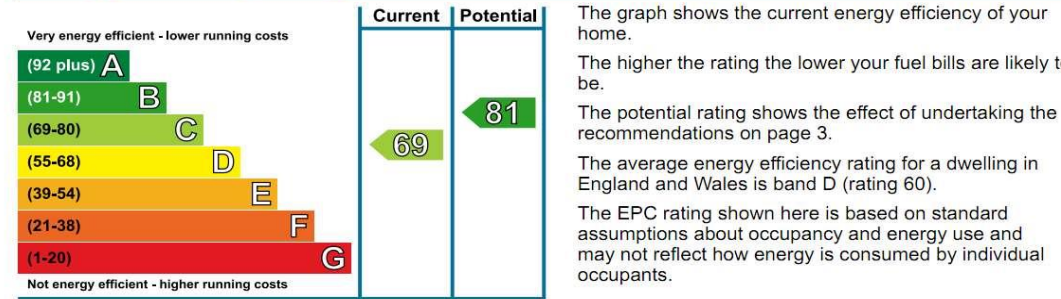
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,172
Over 3 years you could save	£ 192

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 1,662 over 3 years	£ 1,569 over 3 years	
Hot Water	£ 306 over 3 years	£ 207 over 3 years	
Totals	£ 2,172	£ 1,980	

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	£ 93
2 Solar water heating	£4,000 - £6,000	£ 99
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 957

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.