



West Thurrock £410,000



**51 First Avenue, West Thurrock, Essex, RM20 3JR**

AN OUTSTANDING THREE BEDROOM SEMI DETACHED HOUSE AND DETACHED TWO BEDROOM DWELLING/ANNEX SITUATED IN A CONVENIENT LOCATION CLOSE TO LAKESIDE SHOPPING CENTRE AND ALL LOCAL AMENITIES WHICH NEEDS TO BE VIEWED TO BE APPRECIATED. EPC: D.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ THREE BEDROOMS
- ❖ TWO BEDROOM ANNEX WITH LOUNGE/KITCHEN
- ❖ OFF STREET PARKING AND GARAGE
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ BATHROOM
- ❖ REAR GARDEN
- ❖ IDEAL DUAL LIVING ACCOMMODATION

## **RECESSED PORCH**

Double glazed door to:

## **ENTRANCE HALL**

Radiator. Hard wood flooring. Stairs to first floor.

## **LOUNGE** 14' 5" x 12' 0" (4.39m x 3.65m)

Two double glazed windows to front. Cast iron radiator. Inset lighting to ceiling. Hard wood flooring. Power points. Feature fireplace with cast iron grate and alcoves either side. Panelling to walls.

## **KITCHEN/DINING ROOM** 18' 3" x 8' 1" (5.56m x 2.46m)

Two double glazed windows to rear. Cast iron radiator. Inset lighting to ceiling. Tiled flooring. Power points. A range of high gloss base and eye level units with quartz work surfaces. Inset Butler style sink with mixer tap and waste disposal. Built in oven. Five ring gas hob with extractor fan over. Integrated dishwasher. Tiled splashbacks. Double glazed door to utility room.

## **CLOAKROOM**

Inset lighting to ceiling. Tiled flooring. White suite comprising of low flush W.C. Wall mounted wash hand basin with tiled splashback.



## 51 First Avenue, West Thurrock, Essex, RM20 3JR

### **UTILITY ROOM** 9' 7" x 9' 7" (2.92m x 2.92m)

Double glazed window. Plumbing for washing machine. Door to garage.  
Double glazed door to garden.

### **LANDING**

Double glazed window to side. Fitted carpet. Access to loft.

### **BEDROOM ONE** 10' 8" x 9' 3" (3.25m x 2.82m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. Feature Cast iron fireplace.

### **BEDROOM TWO** 11' 0" x 8' 2" (3.35m x 2.49m)

Double glazed window to rear. Coved ceiling with inset lighting. Fitted carpet. Power points.

### **BEDROOM THREE** 9' 3" x 7' 4" x 7' 5" (2.82m x 2.23m x 2.26m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points.



## **BATHROOM/WET ROOM**

Double glazed window to rear. Cast iron radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern W.C. Tile panelled bath. Shower area with mixer shower over. Vanity bowl wash hand basin with alcove and vanity mirror. Cast iron feature fireplace. Tiling to walls.

## **REAR GARDEN**

Decked patio with slate path leading to Annex. Lawn. Shed with power and light. Gated side entrance.

## **ANNEX**

### **KITCHEN/LOUNGE** 19' 0" x 13' 2" max (5.79m x 4.01m max)

Double glazed window to front. Inset lighting to ceiling. Vinyl flooring. A range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in double oven. Recesses for appliances. Boiler (Not tested). Access to loft.

## **BATHROOM**

Obscure double glazed window. Radiator. Inset lighting. Tiled flooring. White suite comprising of low flush WC. Panelled bath with tiled surround. Pedestal wash hand basin. Tiling to walls.



**BEDROOM ONE** 11' 9" x 8' 7" (3.58m x 2.61m)

Double glazed window to rear. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points.

**BEDROOM TWO** 11' 4" x 7' 5" (3.45m x 2.26m)

Double glazed window to side. Coving to ceiling with inset lighting. Power points. Fitted carpet.

**FRONT GARDEN**

Own driveway to garage.

**GARAGE** 18' 4" x 9' 10" (5.58m x 2.99m)

Electric up and over door. Power and light.

**PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council Tax Band: B. EPC: D. We understand that the annex has a certificate of lawful existing use approval dated 8th April 2014.



## 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.



51 First Avenue, West Thurrock, Essex, RM20 3JR





**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 rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		