



%priceQualifier% %price%

- ✓ THREE BEDROOM MID TERRACE HOUSE
- ✓ FULLY REFURBISHED THROUGHOUT
- ✓ NEW COMBI BOILER

### Chadwell Road, Grays, RM17 5SU

COMPLETELY REFURBISHED TO A HIGH STANDARD - Ashley Bennett estate agents bring to the market this NEWLY REFURBISHED THREE bedroom mid terrace family home. This property is perfect in every way with no expense spared. The property is ideal for access to Lakeside, bus routes, Schools and good links into London with the A13 & M25 close by. This property will blow you away from the first moment you pull up from outside and continue to impress from the inside. Benefitting from a Monocouche finish, newly fitted fascia & guttering, double glazing, new combi boiler and new re-wiring and consumer unit. The bright and airy lounge offers lovely space, along with the modern ground floor three piece bathroom suite, beautiful modern kitchen with ample worktop space, integrated fridge/freezer, electric hob/extractor hood and built in oven.





## Property Description

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### ENTRANCE HALL

### LOUNGE

19' x 11' 1" (5.79m x 3.38m)

### BATHROOM

11' x 5' (3.35m x 1.52m)

### KITCHEN

15' x 8' 10" (4.57m x 2.69m)

### LANDING

### BEDROOM ONE

15' x 11' (4.57m x 3.35m)

### BEDROOM TWO

12' x 12' (3.66m x 3.66m)

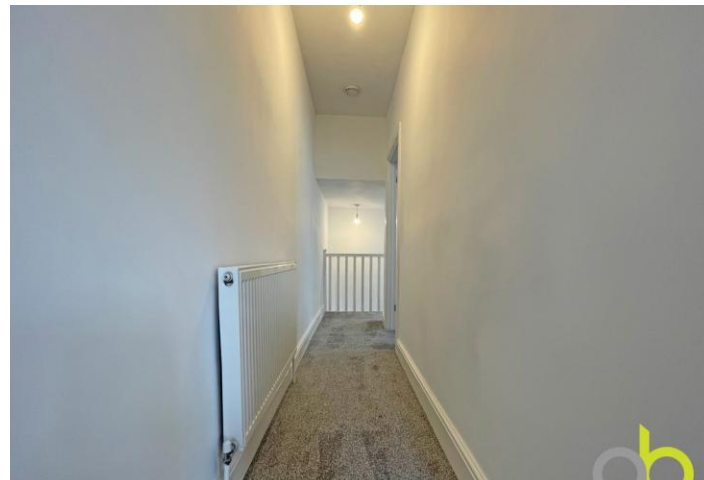
### BEDROOM THREE

9' x 8' (2.74m x 2.44m)

### REAR GARDEN

### PARKING SPACE TO REAR





## NOTICE FOR ALL INTERESTED PARTIES

You will be asked to pay a holding fee of 1 weeks agreed rent price. This will be held for a period of 15 days.

You have 15 days to successfully complete the referencing procedure. If successful, the holding fee ( 1 weeks rent) will be allocated to your deposit.

Some fees are deemed refundable in circumstances, please check Tenant Fee Ban 2019 for further information or seek legal advice.

A higher rate of rent maybe payable if the landlord agrees to have a pet in the property.

Full time working tenants only.

**A FULL LIST OF OUR FEES ARE AVAILABLE IN THE OFFICE & ON OUR WEBSITE**

Please note that photographic identification, proof of residency, a full months rent and a five ( 5 ) week deposit (amount disclosed upon application) are required before moving into any of the properties listed.

Deposits are held in accordance with current legislation. If the rent is in excess of £50,000 per annum, the deposit required will be capped at SIX ( 6 ) weeks.

Working tenants must be earning 30 x monthly rent per annum BEFORE any stoppages.

Guarantors must be earning 36 x monthly rent per annum BEFORE any stoppages and must also be a UK homeowner. Immigration checks may be required to be

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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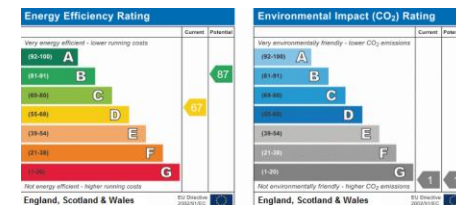
undertaken by the Agent / Landlord on any or all occupants to comply with the Immigration Act 2014.

### COVID-19 VIEWING POLICY

Due to the Covid-19 virus, we are taking extra precautions when conducting viewings or meetings at our client's properties. We take the safety of our customers and staff very seriously and request that the following procedures are undertaken on all appointments, otherwise we will not be able to allow access to the property.

All applicants must undertake the following:

- Wear a pair of gloves before entering the property
- Wear a mask to cover your mouth and nose
- Shoe covers must be worn upon entering the property
- Do not touch anything inside the property
- Viewings must be carried out within a maximum of 10 minutes
- Viewers must not exceed two people per viewing
- Viewers must keep a two meters distance within the property



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements