



Grays £495,000



32 St. Georges Avenue, Grays, Essex, RM17 5XB

A DELIGHTFUL AND TASTEFULLY DECORATED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN A SOUGHT AFTER TURNING CLOSE TO ALL LOCAL AMENITIES WHICH NEEDS TO BE VIEWED TO BE APPRECIATED. EPC: D.

- ❖ ENTRANCE PORCH
- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ THREE BEDROOMS
- ❖ SEPARATE W.C
- ❖ DRIVEWAY

- ❖ INNER LOBBY
- ❖ LOUNGE/DINING ROOM
- ❖ LANDING
- ❖ BATHROOM
- ❖ REAR GARDEN
- ❖ PARKING FOR THREE VEHICLES

ENTRANCE PORCH

Hardwood door opening to entrance porch with stained glass window. Obscure feature window. Vinyl flooring. Doors to entrance hall and lobby.

INNER LOBBY

Radiator. Vinyl flooring. Access to loft.

CLOAKROOM

Vinyl flooring. Two piece suite comprising of corner wall mounted wash hand basin with tiled splashback. Low flush W.C.

ENTRANCE HALL

Boxed radiator. Coving to ceiling. Laminate flooring. Power points. Stairs to first floor with cupboard under. Decorated with Dado rail.

LOUNGE/DINING ROOM 25' 6" x 13' 2" (7.77m x 4.01m)

Double glazed Bay window to front. Boxed radiator. Coving to ceiling. Laminate flooring. Power points. Feature fireplace with wood surround, tiled insert and cast iron grate. Double glazed French doors to rear garden.



KITCHEN 11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to rear. Tiled flooring. Power points. A range of white high gloss base and eye level units with complementary work surfaces. Inset sink unit with mixer tap. Recess for 'Range style' cooker. Recess for appliances. Stable door to garden.

LANDING

Obscure double glazed window. Fitted carpet. Access to part boarded loft with light.

BEDROOM ONE 13' 8" x 9' 8" (4.16m x 2.94m)

Double glazed bay window to front. Radiator. Coving to ceiling. Laminate flooring. Power points. A range of mirror fronted fitted wardrobes with hanging and shelf space. Picture rail.

BEDROOM TWO 11' 5" x 11' 4" (3.48m x 3.45m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. A range of fitted wardrobes.

BEDROOM THREE 7' 3" x 6' 11" (2.21m x 2.11m)

Double glazed window to front. Radiator. Coving to ceiling. Laminate flooring. Power points. Picture rail.



SHOWER ROOM

Obscure double glazed window. Boxed radiator. Coving to ceiling. Tiled flooring. White suite comprising of corner shower with mixer shower over. Pedestal wash hand basin. Half tiled walls.

SEPARATE W.C

Obscure double glazed window. Radiator. Inset lighting to ceiling. Tiled flooring. White low flush W.C. Half panelled walls.

REAR GARDEN

Block paved patio stepping to lawn with stepping stone path. Shed. Further patio to rear.

FRONT GARDEN

Block paved driveway providing parking for three vehicles.

PROEPRTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: D.



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 rating and score

This property's 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		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.
Made with floorplan 12023