



Stanford Le Hope Monthly Rental Of £1,300



## **ENTRANCE PORCH**

Approached via double glazed door. Obscure double glazed window. Tiled flooring. Georgian door to:

## **ENTRANCE HALL**

Double glazed window to side. Radiator. Tiled flooring. Staircase to first floor with cupboard under.

## **KITCHEN** 10' 11" x 7' 6" (3.32m x 2.28m)

Double glazed window to rear. Coved ceiling. Vinyl flooring. Power points. Range of warm Beech effect base and eye level units with complimentary work surface. Inset one and one half sink unit with mixer tap. Built in double oven. Electric hob with extractor fan over. Recesses for appliances. Tiled splashbacks.

## **LOUNGE** 14' 10" x 12' 0" (4.52m x 3.65m)

Double glazed half bay window to front. Radiator. Coved ceiling. Tiled flooring. Power points. Open to:

## **DINING ROOM** 10' 1" x 10' 0" (3.07m x 3.05m)

Double glazed patio doors to garden. Radiator. Coved ceiling. Tiled flooring. Power points. Feature fireplace with marble surround and hearth. Gas real flame fire (Not tested).

## **LANDING**

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

## **BEDROOM ONE** 14' 9" x 11' 3" (4.49m x 3.43m)

Double glazed half bay window to front. Radiator. Coved ceiling. Fitted carpet. Power points.



**BEDROOM TWO** 11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Cupboard housing boiler (Not tested).

**BEDROOM THREE** 8' 5" x 6' 7" (2.56m x 2.01m)

Double glazed window to front. Radiator. Papered ceiling. Fitted carpet. Power points.

**BATHROOM**

Obscure double glazed window. Heated towel rail. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of panelled bath with electric shower over. Vanity wash hand basin with cupboard under. Low flush WC. Tiling to walls with border tile.

**REAR GARDEN**

Block paved patio leading to lawn. Fenced boundaries. Gated side entrance.

**FRONT GARDEN**

Mainly laid to lawn. Shared driveway to garage.

**GARAGE**

Up and over door.



## 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 believed 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

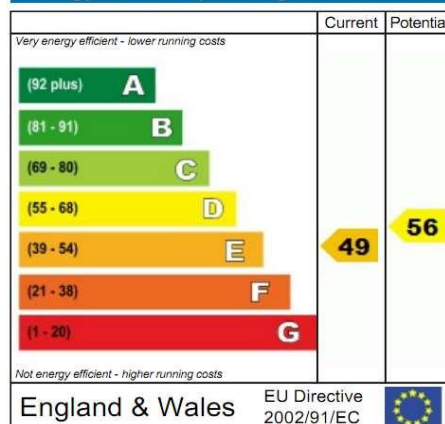


5, Butts Lane  
STANFORD-LE-HOPE  
SS17 0LZ

Dwelling type: Semi-detached house  
Date of assessment: 20 April 2011  
Date of certificate: 27 April 2011  
Reference number: 0382-2860-6246-9029-5671  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 84 m<sup>2</sup>

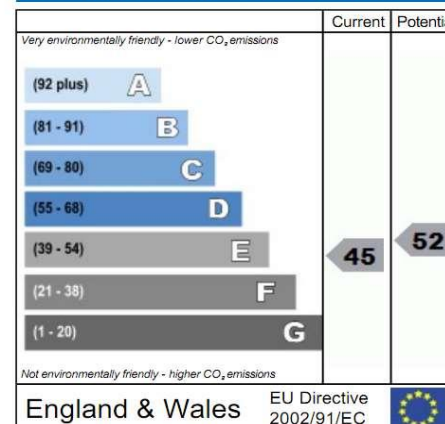
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	342 kWh/m <sup>2</sup> per year	290 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.5 tonnes per year	4.7 tonnes per year
Lighting	£66 per year	£44 per year
Heating	£900 per year	£787 per year
Hot water	£95 per year	£83 per year

**You could save up to £146 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.