



Grays £430,000



3A Albert Close, Grays, Essex, RM16 2RB

A lovely three bedroom linked detached house situated in a popular turning within North Grays which has a spacious kitchen/dining room, lounge and own driveway to garage. No onward chain. EPC: D.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ LANDING
- ❖ THREE BEDROOMS
- ❖ FRONT GARDEN
- ❖ NO ONWARD CHAIN

- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ SHOWER ROOM
- ❖ GARAGE
- ❖ REAR GARDEN

ENTRANCE HALL

Approached via double glazed door. Radiator. Coving to ceiling. Vinyl flooring. Stairs to first floor with cupboard under.

CLOAKROOM

Obscure double glazed window. Radiator. Coving to ceiling. Tiled flooring. White suite comprising of wall mounted wash hand basin. Low flush W.C. Tiling to walls. Built in cupboard.

LOUNGE 15' 4" x 11' 2" (4.67m x 3.40m)

Double glazed window to front. Radiator. Coving to ceiling. Vinyl flooring. Power points. Feature brick fireplace. Double doors to kitchen/dining room.

KITCHEN/DINING ROOM 17' 5" x 10' 3" (5.30m x 3.12m)

Two double glazed windows to rear. Radiator. Coving to ceiling. Tiled flooring to kitchen area, parquet to dining room. Power points. Base and eye level units with complimentary work surfaces. Built in oven and hob with extractor fan over. Recess and plumbing for washing machine. Double glazed door to garden.

LANDING

Double glazed window to side. Coving to ceiling. Fitted carpet. Power points. Access to loft.



BEDROOM ONE 13' 9" x 9' 10" (4.19m x 2.99m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Fitted double wardrobes with bed recess and cupboards over.

BEDROOM TWO 11' 2" x 19' 7" (3.40m x 5.96m)

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

BEDROOM THREE 10' 9" x 7' 4" (3.27m x 2.23m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in cupboard.

SHOWER ROOM

Obscure double glazed window. Heated towel rail. Coving to ceiling with inset lighting. Vinyl flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush W.C. Double shower with mixer shower over. Tiling to walls finished with border tile.

REAR GARDEN

Courtyard style garden being mainly block paved with flower and shrub borders. Personal door to garage.



FRONT GARDEN

Block paved driveway providing parking for two vehicles.

GARAGE

Roller shutter door. Power and lighting.

PROPERTY DETAILS

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



AGENTS NOTE

1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer 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.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		