



North Grays £425,000



104 Victoria Avenue, North Grays, Essex, RM16 2RW

A delightful two, possible three bedroom semi detached chalet bungalow situated in the popular Avenues of North Grays which offers en-suite to master bedroom, superb potential and no onward chain. EPC: G.

- ❖ ENTRANCE PORCH
- ❖ LOUNGE
- ❖ GROUND FLOOR BEDROOM
- ❖ INNER HALL
- ❖ PARKING AND GARAGE

- ❖ ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ BATHROOM
- ❖ FIRST FLOOR BEDROOM WITH EN-SUITE
- ❖ NO ONWARD CHAIN

ENTRANCE PORCH

Double glazed door to entrance porch. Fitted carpet. Double glazed door to entrance hall.

ENTRANCE HALL

Electric heater. Coving to ceiling. Fitted carpet. Power points.

LOUNGE 20' 0" x 10' 10" (6.09m x 3.30m)

Double glazed patio doors to rear. Electric heater. Coving to ceiling. Fitted carpet. Power points. Feature fireplace with wood surround and tiled inset.

KITCHEN/DINING ROOM 13' 1" x 11' 6" (3.98m x 3.50m)

Double glazed window to rear. Electric heater. Coving to ceiling. Fitted carpet. Power points. A range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Tiled splashbacks. Recesses for appliances. Double glazed patio door to rear.

BEDROOM TWO 13' 2" x 9' 7" (4.01m x 2.92m)

Double glazed Bay window to front. Electric heater. Coving to ceiling. Fitted carpet. Power points. A range of fitted wardrobes.



BATHROOM

Obscure double glazed window. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Panelled bath. Low flush W.C. Tiling to walls.

INNER HALL 9' 9" x 8' 4" (2.97m x 2.54m)

Double glazed window to side. Electric heater. Coving to ceiling. Vinyl flooring. Stairs to first floor with cupboard under.

LANDING

Fitted carpet. Two doors to bedroom one.

BEDROOM ONE 24' 10" > 13' 5" x 19' 0" (7.56m > 4.09m x 5.79m)

Double glazed window to rear. Two velux windows to front. Electric heater. Vaulted ceiling. Fitted carpet. Power points. Eaves storage. Easily converted into two bedrooms.

EN-SUITE

Obscure double glazed window. Heated towel rail. White suite comprising of panelled bath with shower over. Vanity wash hand basin with cupboard under. Low flush W.C. Tiling to walls.



REAR GARDEN

Paved patio leading to lawn. Raised flower beds. Gated side entrance.

FRONT GARDEN

Block paved driveway. Parking for two vehicles. Shrub bed.

GARAGE 17' 3" x 9' 5" (5.25m x 2.87m)

Up and over door. Power and lighting.

PROPERTY DETAILS

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



AGENTS NOTE

AGENTS NOTES 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.



Energy rating and score

This property's energy rating is G. 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		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	