



Grays £245,000



## 16 Angle Road, Grays, Essex, RM20 4AP

WE ARE PLEASED TO OFFER FOR SALE THIS TWO BEDROOM TERRACED PROPERTY WHICH BENEFITS FROM AN ADDITIONAL WINGED BEDROOM. THE PROPERTY IS SITUATED WITHIN EASY ACCESS OF LAKESIDE DEVELOPMENT AND IS BEING OFFERED WITH NO ONWARD CHAIN. EARLY VIEWING ADVISED. EPC: D.

- ❖ ENTRANCE PORCH
- ❖ KITCHEN
- ❖ UTILITY
- ❖ DOUBLE GLAZED WINDOWS
- ❖ WINGED BEDROOM

- ❖ LOUNGE/DINER
- ❖ BATHROOM
- ❖ REAR GARDEN
- ❖ TWO DOUBLE BEDROOMS
- ❖ NO ONWARD CHAIN

### **ENTRANCE PORCH**

Double glazed door to entrance porch. Windows to front and side. Further door to Lounge/dining room.

### **LOUNGE/DINING ROOM** 23' 8" x 12' 2" (7.21m x 3.71m)

Double glazed bay window to front. Two radiators. Coving and textured ceiling. Decorative fire surround. Power points. Fitted carpet. Three wall mounted lights. T.V. point. Two under-stairs storage cupboards and further cupboard with fuse box. Doorway leading to utility room. Doorway leading to kitchen.

### **KITCHEN** 8' 10" x 6' 4" (2.69m x 1.93m)

Window to side overlooking utility room. Range of wall and base units with complimentary roll edge work surface. Tiled splashbacks. Power points. Inset gas hob with extractor over. Built in electric oven. Stainless steel sink with mixer tap. Vinyl flooring. Doorway leading to bathroom.

### **BATHROOM**

Obscure double glazed window to flank. Tiled flooring. Tiling to walls. Two piece suite comprising of pedestal wash hand basin. Panelled bath with mixer tap and shower attachment. Extractor fan. Doorway to W.C.

### **W.C.**

Radiator. Double glazed obscure window to flank. Tiled flooring. Low flush W.C.



### **UTILITY ROOM**

Double glazed window to side. Power points. Laminate flooring.

### **LANDING**

Fitted carpet.

### **BEDROOM ONE** 12' 2" x 10' 6" (3.71m x 3.20m)

Two double glazed windows to front aspect. Radiator. Fitted carpet. Power points.

### **BEDROOM TWO** 10' 10" x 9' 7" (3.30m x 2.92m)

Double glazed window to rear aspect. Power points. Storage cupboard. Fitted carpet. Step down to winged bedroom.

### **WINGED BEDROOM** 11' 11" x 6' 1" (3.63m x 1.85m)

Obscure double glazed window to rear aspect. Boiler (Not tested). Power points. Fitted carpet.

### **REAR GARDEN**

Immediate decked area. Outside tap. Part fenced and part bricked boundary. Wooden shed with lean-to to rear. Rear pedestrian gated access.



## PROPERTY DETAILS

Tenure: Freehold. Thurrock Council tax band: B. 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 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 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		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		