



North Grays Offers in Excess of



3 Milford Road, North Grays, Essex, RM16 2QL

A four bedroom terraced house situated in the popular Blackshots area, close to local schools which has en-suite to master bedroom, family bathroom and three further good sized bedrooms. Early viewing advise. EPB TBC.

❖ ENTRANCE PORCH

❖ LONGE

❖ MASTER BEDROOM WITH EN-SUITE

❖ FAMILY BATHROOM

❖ FRONT GARDEN

❖ ENTRANCE HALL

❖ KITCHEN/DINING ROOM

❖ THREE FURTHER BEDROOMS

❖ PAVED REAR GARDEN

❖ EXCELLENT LOCATION

ENTRANCE PORCH

Approached via double glazed door. Fitted carpet. Part glazed door to entrance hall.

ENTRANCE HALL

Laminated flooring. Stairs to first floor.

LOUNGE 14' 9" x 12' 4" (4.49m x 3.76m)

Double glazed window to front. Cast Iron radiator. Coving to ceiling. Laminated flooring. Power points. Two built in cupboards. Double doors to:

KITCHEN/DINING ROOM 17' 9" x 9' 10" (5.41m x 2.99m)

Double glazed window to rear. Radiator. Inset lighting to ceiling. Laminated flooring to dining area, tiling to kitchen. Range of base and eye level units with Quartz work surfaces. Inset sink with mixer tap. Recesses for appliances. Double glazed French doors to garden.

LANDING

Double glazed window to front. Fitted carpet. Power points. Stairs to second floor.



BEDROOM TWO 12' 3" x 10' 5" (3.73m x 3.17m)

Double glazed window to front. Radiator. Laminated flooring. Power points.

BEDROOM THREE 11' 10" x 9' 11" (3.60m x 3.02m)

Double glazed window to rear. Radiator. Laminated flooring. Power points. Built in cupboard.

BATHROOM

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

SECOND FLOOR LANDING

Fitted carpet. Eaves storage.

BEDROOM ONE 16' 8" x 13' 5" Max (5.08m x 4.09m Max)

Double glazed windows to front and rear. Radiator. Fitted carpet. Power points. Range of fitted wardrobes with hanging and shelf space. Eaves storage.



EN SUITE

Obscure double glazed window. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Shower cubicle with mixer shower over.

BEDROOM FOUR 7' 11" x 7' 0" (2.41m x 2.13m)

Double glazed window to rear. Radiator. Fitted carpet. Power points.

REAR GARDEN

Paved for easy maintenance with shed. Rear pedestrian access.

FRONT GARDEN

Mainly laid to lawn. Path.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: C. EPC: TBC.



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.



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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.



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