

Grays £350,000

123 Clarence Road, Grays, Essex, RM17 6RD

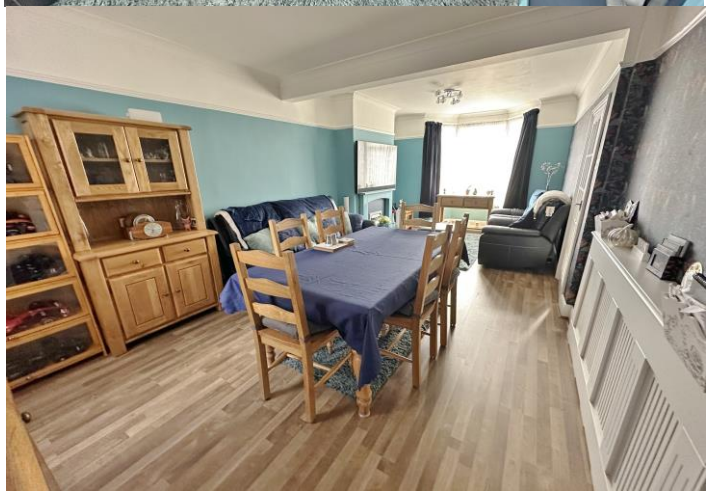
A three bedroom terraced house situated within Grays town centre with all amenities within walking distance which offers good size accommodation with ground floor bathroom and first floor shower room. Early viewing advised.
EPC:TBC

- TOWN CENTRE LOCATION
- GROUND FLOOR AND FIRST FLOOR BATHROOM
- LOUNGE/DINING ROOM
- GROUND FLOOR BATHROOM
- THREE BEDROOMS
- FRONT GARDEN
- GOOD SIZE ACCOMMODATION
- ENTRANCE HALL
- KITCHEN
- CLOAKROOM
- FIRST FLOOR SHOWER ROOM
- REAR GARDEN

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ENTRANCE HALL

Recessed porch. Door to entrance hall. Radiator. Fitted carpet. Power points. Stairs to first floor.

LOUNGE/DINING ROOM 22' 10" x 11' 3" (6.95m x 3.43m)

Double glazed bay window to front. Double glazed window to rear. Radiator. Laminate flooring. Power points. Feature fireplace with fitted gas fire (not tested). Decorated with picture rail. Built in under stairs cupboard.

KITCHEN 14' 4" x 9' 3" (4.37m x 2.82m)

Double glazed window to side. Radiator. Vinyl flooring. Power points. A range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in double oven and hob with extractor fan over. Integrated dishwasher. Cupboard housing boiler (not tested). Recesses for appliances. Tiled splashbacks. Double glazed door to garden.

BATHROOM

Obscure double glazed windows. Vinyl flooring. White suite comprising of panelled bath. Pedestal wash hand basin. Low flush WC. Tiling to walls. Radiator.

LANDING

Built in cupboard. Access to part boarded loft with ladder and light.

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BEDROOM ONE 15' 0" x 11' 1" (4.57m x 3.38m)

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

BEDROOM TWO 11' 5" x 9' 2" (3.48m x 2.79m)

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

BEDROOM THREE 9' 7" x 8' 2" (2.92m x 2.49m)

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

SHOWER ROOM

Obscure double glazed window. Radiator. Tiled flooring. White suite comprising of shower cubicle with electric shower over. Low flush W.C. Pedestal wash hand basin. Tiling to walls.

REAR GARDEN 37' 0" x 0' 0" (11.27m x 0.00m)

Paved pathway to raised patio area leading to artificial lawn. Path. Shed. Outside tap. Rear access.

FRONT GARDEN

Walled boundary. Pathway.

PROPERTY DETAILS

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







AGENTS NOTE

1. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We may receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks. 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 believe 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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