



Grays £365,000



27 Rosedale Road, Little Thurrock, Grays, Essex, RM17 6AD

A three bedroom terraced house situated in a favorable location within Little Thurrock close to schools and local amenities which has two reception rooms and delightful garden room/studio. EPC: D.

❖ LOUNGE

❖ KITCHEN

❖ BATHROOM

❖ THREE BEDROOMS

❖ GARDEN ROOM/STUDIO

❖ DINING ROOM

❖ LOBBY

❖ LANDING

❖ SEPARATE WC

❖ FRONT AND REAR GARDENS

Double glazed door to:

LOUNGE 12' 11" x 12' 0" (3.93m x 3.65m)

Double glazed Bay window to front. Radiator. Coving to ceiling. Laminate flooring. Power points. Stairs to first floor with recess under. Open to:

DINING ROOM 12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed window to rear. Radiator. Coving to ceiling. Laminate flooring. Power points. Feature wall to chimney with fitted cupboards either side.

KITCHEN 13' 9" x 7' 2" (4.19m x 2.18m)

Double glazed window to rear. Suspended ceiling. Vinyl tiling to floor. Power points. Base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiled splashback. Boiler (Not tested).

LOBBY

Vinyl tiled flooring. Double glazed door to garden. Built in Cupboard.



BATHROOM

Obscure double glazed window. Radiator. Coving to ceiling with inset lighting. Vinyl tiled flooring. White suite comprising of shower cubicle with mixer shower. Panelled bath with tiled surround. Pedestal wash hand basin. Low flush W.C. Half tiled walls.

LANDING

Laminate flooring.

BEDROOM ONE 10' 0" x 9' 11" (3.05m x 3.02m)

Double glazed window to front. Radiator. Coving to ceiling. Laminate flooring. A range of wardrobes to remain.

BEDROOM TWO 10' 1" x 9' 3" (3.07m x 2.82m)

Double glazed window to rear. Radiator. Coving to ceiling. Laminate flooring. Power points. Built in cupboard. Access to boarded loft with ladder.

BEDROOM THREE 10' 6" x 7' 3" (3.20m x 2.21m)

Double glazed window to side. Radiator. Laminate flooring. Power points. Door to separate W.C.



SEPARATE W.C

Double glazed window to rear. Vanity wash hand basin with cupboard under. Low flush W.C.

REAR GARDEN

Raised paved patio leading to lawn. Flower and shrub border. Outside tap and light. Path to garden room.

GARDEN ROOM/STUDIO 11' 9" x 11' 6" (3.58m x 3.50m)

Inset lighting to ceiling. Laminate flooring. Power points. Bi-fold doors to garden. Door to rear access.

FRONT GARDEN

Gated and walled front garden.

PROPERTY DETAILS

Tenure: Freehold. EPC: D. Thurrock Council Tax Band: C. Some pictures are from a previous advertising campaign.



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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		