



North Grays £475,000



## 10 Marlborough Close, North Grays, Essex, RM16 2SU

An outstanding and modern two/three bedroom detached bungalow situated in a popular turning within North Grays which has spacious living accommodation, parking for several vehicles and can only be appreciated by an early internal viewing. No onward chain. EPC: D.

❖ ENTRANCE HALL

❖ KITCHEN

❖ SHOWER ROOM

❖ PARKING FOR SEVERAL VEHICLES

❖ NO ONWARD CHAIN

❖ LOUNGE

❖ TWO/THREE BEDROOMS

❖ REAR GARDEN

❖ POSSIBLE GARAGE



## **ENTRANCE HALL**

Double glazed door to entrance hall. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. Access to loft.

## **LOUNGE** 16' 9" x 16' 0" > 10' 11" (5.10m x 4.87m > 3.32m)

Two double glazed windows to front. Two radiators. Coving to ceiling with inset lighting. Fitted carpet. Power points. Built in cupboards. Double glazed door to garden. Door to garage.

## **KITCHEN** 13' 10" x 9' 2" (4.21m x 2.79m)

Double glazed window to rear. Coving to ceiling with inset lighting. Tiled flooring. Power points. A range of base and eye level units with granite work surfaces. Belfast sink. Recess for Range style cooker with extractor fan over. Recesses for appliances.

## **BEDROOM ONE** 13' 1" x 12' 1" (3.98m x 3.68m)

Double glazed French doors to garden. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of sliding fronted fitted wardrobes.

## **BEDROOM TWO** 12' 3" x 7' 8" (3.73m x 2.34m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Laminate flooring. Power points. Built in double wardrobes with hanging and shelf space.



## **SHOWER ROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of shower cubicle with electric shower over. Low flush W.C. Pedestal wash hand basin. Tiling to walls with border tile. Cupboard housing boiler (not tested).

## **BEDROOM THREE/GARAGE** 15' 2" x 7' 3" (4.62m x 2.21m)

Double glazed French doors to garden. Velux window. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. (The garage is presently used as a third bedroom).

## **REAR GARDEN**

Immediate block paved patio leading to artificial lawn with stone and shrub borders. Fenced boundaries. Shed. Gated side entrance. Outside tap and lighting.

## **FRONT GARDEN**

Block paved providing parking for several vehicles.

## **PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council Tax band: D. EPC: D. The garage is being used as a third bedroom however planning permission and building regulations have not been applied for.





## 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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**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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

