



Kempsters
ESTATE AGENTS

35 Claudian Way
Chadwell St Mary Grays RM16 4QD

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Offers in the region
£340,000

This three bedroomed end of terrace house is situated in a popular location and is offered with no onward chain. Some internal modernisation is required and features include a bright lounge, fitted kitchen, conservatory, storage/utility room, approx 38' rear garden plus potential to create off road parking.



- Some Modernisation Required
- No Onward Chain
- Lounge 14'10 x 12'6
- Fitted Kitchen 12'8 x 8'11
- Conservatory 9'7 x 7'3
- Good Size Bedrooms
- Bathroom And Separate Toilet
- Cavity Wall Insulation
- Approx 38' Rear Garden
- Potential To Create Off Road Parking

ENTRANCE HALL

Textured ceiling, access to first floor, built-in under stairs storage cupboard, radiator, carpet.

LOUNGE

14'10 x 12'6 (4.52m x 3.81m)

Double glazed window to front, coved and textured ceiling, radiator, fitted carpet.

KITCHEN

12'8 x 8'11 (3.86m x 2.72m)

Double glazed window to rear, coved and textured ceiling, range of base and eye level units with rolled edge work surfaces, matching breakfast bar, inset single drainer sink unit, integrated oven, hob and extractor, space for fridge and washing machine, large built-in cupboard housing gas central heating 'combi' boiler, radiator, fitted carpet.

INNER LOBBY

Textured ceiling, large built-in storage cupboard, fitted carpet.

STORAGE/UTILITY ROOM

8'11 x 5' (2.72m x 1.52m)

Window to rear, textured ceiling, ample appliance spaces, power points.

CONSERVATORY

9'7 x 7'3 (2.92m x 2.21m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, fitted carpet.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, carpet.

BEDROOM ONE

12'6 x 11'4 (into wardrobes) (3.81m x 3.45m (into wardrobes))

Double glazed window to front, textured ceiling, range of fitted wardrobes/cupboards, radiator, fitted carpet.



BEDROOM TWO

12'11 x 8'11 (3.94m x 2.72m)

Double glazed window to rear, coved and textured ceiling, radiator, carpet.

BEDROOM THREE

9'6 x 6'6<9'8 (2.90m x 1.98m<2.95m)

Double glazed window to front, coved and textured ceiling, radiator, carpet.

BATHROOM

Opaque double glazed window to rear, coved and

textured ceiling, suite comprising bath with independent shower unit above and pedestal wash hand basin, tiled walls, radiator, carpet.

SEPARATE TOILET

Opaque double glazed window to rear, coved and textured ceiling, low flush toilet, carpet.

REAR GARDEN

in excess of 38' (in excess of 11.58m)

Small concrete patio area, remainder mainly laid to lawn with shrub borders, timber shed, outside tap. Side pedestrian access leads to:



FRONT GARDEN

Laid to lawn with wall and fence surround. Potential to create off road parking.

COUNCIL TAX

Band C













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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			87
(81-81) B			
(80-60) C		72	
(55-60) D			
(55-54) E			
(53-50) F			
(47-49) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) B			
(80-60) C			
(55-60) D			
(55-54) E			
(53-50) F			
(47-49) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	