



Asking Price Of £260,000

- ✓ ONE BEDROOM SEMI DETACHED HOUSE
- ✓ PARKING FOR THREE CARS
- ✓ BEAUTIFULLY PRESENTED THROUGHOUT

### Duarte Place, Chafford Hundred, RM16 6PH

THE PERFECT STARTER HOME. Ashley Bennett estate agents are thrilled to bring to the market this beautifully presented ONE bedroom starter home nestled in this lovely cul-de-sac location. Situated in a prominent location to Lakeside with its ray of shops, restaurants, bars and A13 with direct links into London. The property offers THREE parking spaces, garage, bright and airy lounge, modern fitted kitchen, conservatory, modern three piece shower room, spacious landing, new fascia/soffits and a lovely low maintenance south/east facing garden with Artificial lawn, side access and decorative borders. Further to this is a good size bedroom with built in cupboards.





## Property Description

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### LOUNGE

12' x 11' (3.66m x 3.35m)

### KITCHEN

12' x 5' (3.66m x 1.52m)

### CONSERVATORY

9' x 9' (2.74m x 2.74m)

### LANDING

### BEDROOM ONE

10' x 8' (3.05m x 2.44m)

### SHOWER ROOM

5' x 4' (1.52m x 1.22m)

### REAR GARDEN

### GARAGE

### OFF STREET PARKING



Agents Note - Draft Details - Awaiting Vendors Approval

### General Information

Council Tax Band: B - £1308

### IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.





The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

If floor plans were included, these may not be to scale, and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



LOCAL AUTHORITY  
Thurrock Council

POSTCODE FOR SATNAV  
RM16 6PH

POSSESSION  
Vacant possession upon completion

VIEWING  
Viewing strictly by appointment through the Agent.

#### MORTGAGE INFORMATION

Ashley Bennett Estate Agents offers an independent in-house mortgage broker, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, this may well save you money and may



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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even speed up the whole transaction.

## DISCLAIMER

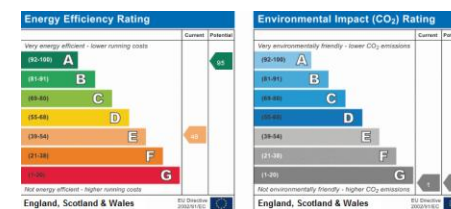
Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact our Independent Financial Adviser on 01375 502281 who is Authorised & Regulated by the Financial Conduct Authority.

## SURVEYS

Ashley Bennett Estate Agents can recommend a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. They can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this property or on any other property you might be considering, please contact us on 01375 502281.

## RESIDENTIAL LETTINGS & MANAGEMENT

If you already have or are considering purchasing a property to let please contact our office for specialist advice or email [info@ashley-bennett.co.uk](mailto:info@ashley-bennett.co.uk)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements