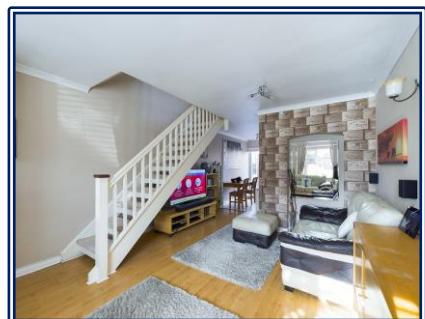
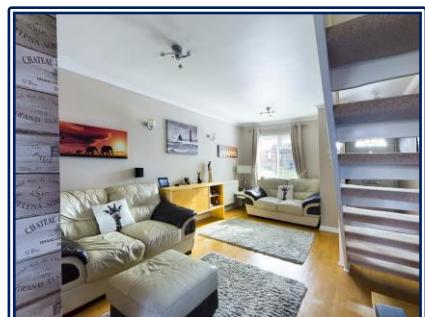




BRIMFIELD ROAD

WATTS WOOD | PURFLEET-ON-THAMES | ESSEX | RM19 1RG



PRICE:- £280,000

NO ONWARD CHAIN – IDEAL FIRST TIME BUYERS HOME

This modern and stylish home has been maintained to an extremely high standard by the current homeowner and is ideally located for transport links which include Purfleet Train Station c2c Fenchurch Street Line. The key features of this home include a modern kitchen and bathroom, low maintenance gardens, off-street parking and a single garage. Properties of this calibre, price and location do not remain on the market for long.



TWO BEDROOM



GAS RADIATOR CENTRAL HEATING



LOW MAINTENANCE GARDENS



NO ONWARD CHANGE



SINGLE GARAGE



SEMI DETACHED HOUSE



MODERN KITCHEN



MODERN BATHROOM



OFF STREET PARKING



COUNCIL TAX BAND C

Accommodation comprises:-

VIRTUAL TOUR LINK

<https://premium.giraffe360.com/mpestates/86b5a825a47c48bdb643d8984c7fbcb3/>

WALL-THROUGH VIDEO LINK

<https://player.vimeo.com/video/515869273>

Lounge

16' 1" x 11' 11" (4.90m x 3.63m)

Kitchen

8' 5" x 11' 9" (2.56m x 3.57m)

First Floor Landing

7' 11" x 5' 7" (2.42m x 1.70m)

Bedroom One

11' 3" x 9' 9" (3.43m x 2.98m)

Bedroom Two

7' 10" x 11' 10" (2.38m x 3.60m)

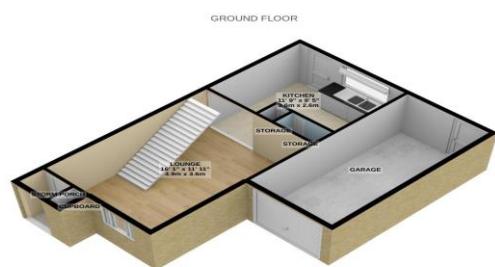
Family Bathroom

6' 9" x 5' 7" (2.07m x 1.70m)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The floor plan is for illustrative purposes only and should not 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.
Made with Metropix ©2021



GROUND FLOOR



1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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VIEWING BY APPOINTMENT VIA M & P ESTATES

Telephone:- 01708 851999

CONVEYANCING

We can provide you with a Free No Obligation quotation for conveyancing purposes which includes:-

- No sale – no fee
- Fixed inclusive fees
- Client liaison team
- Weekly progress reports to you
- On-line tracking
- SMS instant text updates

AGENTS NOTE:

1. 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 M & P Estates 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.
2. 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.
3. 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 M & P Estates Limited.

Energy performance certificate (EPC)



Property type

Semi-detached house

Total floor area

60 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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