



Orsett £465,000



1 Hew Watt Close, Orsett, Essex, RM16 3GU

AN IMMACULATE AND TASTEFULLY DECORATED THREE BEDROOM SEMI DETACHED CORNER HOUSE SITUATED ON THE POPULAR ORSETT VILLAGE DEVELOPMENT OVERLOOKING THE GREEN WHICH NEEDS TO BE VIEWED TO BE APPRECIATED. EPC: TBC.

❖ ENTRANCE HALL

❖ KITCHEN

❖ LANDING

❖ BEDROOM TWO

❖ BATHROOM

❖ GARDEN

❖ CLOAKROOM

❖ LOUNGE/DINING ROOM

❖ BEDROOM ONE

❖ BEDROOM THREE

❖ GARAGE

ENTRANCE HALL

Double glazed door to entrance hall. Double glazed window to front. Laminate flooring. Power points. Stairs to first floor.

CLOAKROOM

Obscure double glazed window. Boxed radiator. Inset lighting ceiling. Laminate flooring. White suite comprising of low flush W.C. Pedestal wash hand basin with tiled splashback.

KITCHEN 10' 5" x 9' 3" (3.17m x 2.82m)

Double glazed window to rear. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. A range of base and eye level units with granite work surfaces. Inset stainless steel one and a half sink with mixer tap. Built in double oven. Five ring hob with canopy over. Integrated fridge, freezer, dishwasher and automatic washing machine. Tiled splashbacks.

LOUNGE/DINING ROOM 19' 9" x 17' 10" (6.02m x 5.43m)

Double glazed window to front. Two boxed radiators. Laminate flooring. Power points. Built in cupboard. Double glazed French doors to garden.

LANDING

Double glazed window to front. Fitted carpet. Power points. Cupboard housing boiler (Not tested).



1 Hew Watt Close, Orsett, Essex, RM16 3GU

BEDROOM ONE 15' 7" x 11' 4" (4.75m x 3.45m)

Double glazed window to rear. Boxed radiator. Fitted carpet. Power points. Built in double and single wardrobes with hanging and shelf space.

BEDROOM TWO 10' 10" x 10' 0" (3.30m x 3.05m)

Double glazed window to rear. Boxed radiator. Fitted carpet. Power points. Access to loft space.

BEDROOM THREE 10' 6" x 6' 5" (3.20m x 1.95m)

Double glazed window to front. Boxed radiator. Fitted carpet. Power points. Double and single built in wardrobes.

BATHROOM

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of low flush W.C. Pedestal wash hand basin. Bath with mixer shower over. Tiling to walls.

REAR GARDEN

Being mainly paved with fenced boundaries. Personal door to garage. Outside water tap. Summer house.



FRONT GARDEN

Mainly block paved with the remainder being artificial lawn. Electric car charging point. Shared access to own driveway providing parking for two vehicles.

GARAGE

Electric up and over door. Power and light. The property is Freehold. Thurrock Council Tax Band D. Payment to RMG management company approximately £156.56 p.a.



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later 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. 6. There are fees payable to RMG and the residents association.



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.

