



Orsett £465,000



ENTRANCE PORCH

Glazed sliding entrance doors. Tiled flooring. Door to:

ENTRANCE HALL

Spotlights. Radiator. Oak flooring. Wall mounted alarm panel. Staircase rising to first floor.

CLOAKROOM

Obscure Upvc double glazed window to side. Chrome heated towel rail. Partly tiled walls. Modern white suite comprising of low flush WC and wash basin. Oak flooring. Spotlighting.

STUDY 8' 7" x 6' 6" (2.61m x 1.98m)

Upvc double glazed window to front. Radiator. Spotlights. Fitted carpet. Built in under stairs cupboard.

LOUNGE 23' 7" x 10' 10" (7.18m x 3.30m)

Upvc double glazed window to front. Glazed sliding doors to rear. Laminate flooring. Spotlighting.

KITCHEN 12' 4" x 9' 1" (3.76m x 2.77m)

Upvc double glazed window to front. Glazed door to side. Radiator. Tiled flooring. Spotlighting. A range of wall mounted creme gloss effect upper and lower level units with soft close doors and drawers. Wall mounted matching double oven and separate grill. separate gas hob with extractor canopy over. Integrated dishwasher and washing machine. Quartz kitchen surface with sunken sink unit.

CONSERVATORY 17' 4" x 11' 1" max (5.28m x 3.38m)

Low rise brick and Upvc construction with double glazed windows to front, side and rear, glazed double doors to side. Tile flooring. Wall mounted underfloor heating controls. Independent electric heaters.



FIRST FLOOR LANDING

Large frosted Upvc double glazed window to side. Staircase descending to ground floor. Loft access. Built in airing cupboard. Fitted carpet. Spotlighting.

BEDROOM ONE 12' 8" x 11' 0" (3.86m x 3.35m)

Upvc double glazed window rear. Radiator. Fitted carpet. Spotlighting. Fitted wardrobes with drawers and shelving.

EN-SUITE

Obscure Upvc double glazed window to side. Chrome heated towel rail. modern fitted white three piece suite comprising of: low flush WC, wash basin, double shower. Tile splash backs. Extractor fan. Spotlighting. Tile effect flooring.

BEDROOM TWO 11' 1" x 8' 8" (3.38m x 2.64m)

Upvc double glazed window to rear. Radiator. Fitted carpet. Spotlighting. Fitted three door wardrobe.

BEDROOM THREE 9' 5" max x 9' 0" (2.87m x 2.74m)

Upvc double glazed window to front. Radiator. fitted carpet. Spotlighting.

BEDROOM FOUR 8' 10" x 6' 1" (2.69m x 1.85m)

Upvc double glazed window to front. Radiator. Fitted carpet. Spotlighting.

FAMILY BATHROOM

Obscure Upvc double glazed window to front. Chrome heated towel rail. Spotlighting. Extractor fan. Part tile walls. Modern fitted white three piece suite comprising of: wash basin, low flush WC, panelled bath with inset shower over and shower screen.



REAR GARDEN

Pedestrian side access. Cold water tap. Large lawn area. Brick paved pathway and raised wood decked area.

GARAGE & DRIVEWAY

Concrete and shingled driveway to front of property leading to Garage which has up and over door. Power and lighting.



AGENT 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.



2 Hemley Road, Orsett, Grays, Essex, RM16 3DG



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.



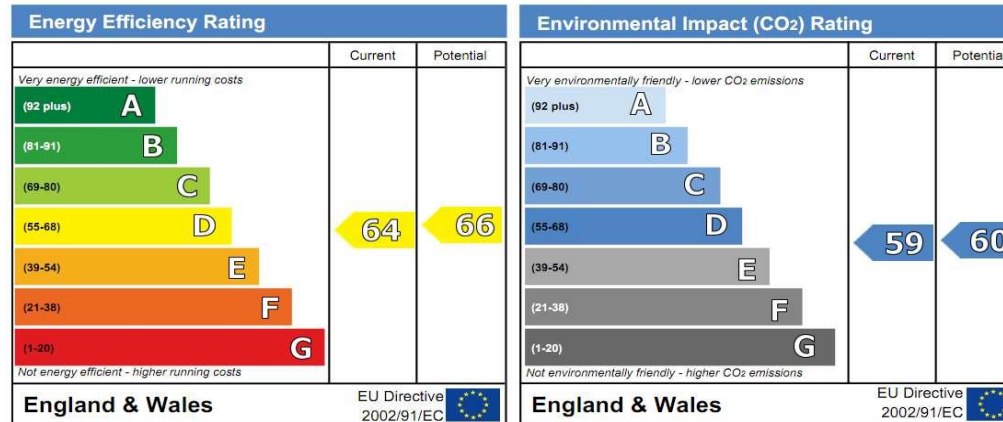
Energy Performance Certificate



2, Hemley Road,
Orsett,
GRAYS,
RM16 3DG

Dwelling type: Detached house
Date of assessment: 21 January 2010
Date of certificate: 21 January 2010
Reference number: 0477-2819-6792-9620-5575
Type of assessment: RdSAP, existing dwelling
Total floor area: 106 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	260 kWh/m ² per year	253 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	4.5 tonnes per year
Lighting	£99 per year	£55 per year
Heating	£658 per year	£669 per year
Hot water	£129 per year	£129 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.