



Orsett Offers in Excess of



## **CANOPIED ENTRANCE PORCH**

Double glazed door to:

## **ENTRANCE HALL**

Radiator. Coved ceiling. Cushion flooring. Staircase to first floor.

## **CLOAKROOM**

Obscure double glazed Georgian window. Radiator. Coved ceiling. Cushion flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under.

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

Double glazed Georgian window to front. Radiator. Coved ceiling. Tiled flooring. Range of oak base and eye level units with complimentary work surface. Inset stainless steel sink unit with mixer tap. Tiled splashbacks. Built in oven and hob with extractor fan over. Integrated fridge and freezer. Double glazed door to side.

## **LOUNGE/DINING ROOM** 23' 8" x 10' 9" (7.21m x 3.27m)

Double glazed patio doors to garden. Radiator. Coved ceiling. Fitted carpet. Power points. Feature fireplace with marble surround and marble hearth. Double glazed patio doors to:

## **CONSERVATORY** 9' 9" x 9' 1" (2.97m x 2.77m)

Double glazed to three aspects with French doors to garden. Polycarbonate roof. Tiled flooring. Power points.



**STUDY** 10' 2" x 9' 0" > 6'5 (3.10m x 2.74m > 1.95m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Built in cupboard.

**LANDING**

Double glazed Georgian to side. Radiator. Coved ceiling. Fitted carpet. Power points. Access to loft. Airing cupboard with lagged hot water tank.

**BEDROOM ONE** 14' 3" x 11' 2" (4.34m x 3.40m)

Two double glazed windows to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Range of fitted wardrobes and drawer unit.

**EN SUITE**

Obscure double glazed Georgian window. Heated towel rail. Coved ceiling. Vinyl flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Shower cubicle with electric shower. Tiling to walls. Shaver point.

**BEDROOM TWO** 14' 1" x 9' 2" (4.29m x 2.79m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Range of mirror fronted wardrobes with hanging and shelf space.

**BEDROOM THREE** 9' 1" x 7' 7" (2.77m x 2.31m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Fitted carpet. Power points.



**BEDROOM FOUR** 8' 9" x 6' 2" (2.66m x 1.88m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Fitted carpet. Power points.

**BATHROOM**

Obscure double glazed window. Radiator. Coved ceiling. Vinyl flooring. White suite comprising of pedestal wash hand basin. Low flush WC. Panelled bath with mixer shower attachment. Tiling to walls. Shaver point.

**REAR GARDEN**

Paved patio to lawn with flower and shrub borders. Pergola. Personal door to garage. Water feature. Gated side entrance. Greenhouse. Shed.

**FRONT GARDEN**

Stone and shrub beds. Outside tap. Own driveway providing parking for two vehicles.

**GARAGE** 16' 4" x 8' 4" (4.97m x 2.54m)

Electric roller shutter door. Loft space. Power and light.



**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.





**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.

