



Orsett £385,000



1 South View Cottages, Rectory Road, Orsett, Essex, RM16 3JX

A THREE BEDROOM COTTAGE SITUATED IN A SOUGHT AFTER LOCATION WITHIN THE HEART OF ORSETT VILLAGE WHICH OFFERS CHARMING ACCOMMODATION TO INCLUDE THREE BEDROOMS, DELIGHTFUL LOUNGE WITH OPEN FIRE AND KITCHEN DINER. NO ONWARD CHAIN. EPC: E.

- ❖ ENTRANCE PORCH
- ❖ LOUNGE
- ❖ THREE BEDROOMS
- ❖ FRONT GARDEN
- ❖ NO ONWARD CHAIN

- ❖ KITCHEN/DINER
- ❖ BATHROOM
- ❖ GARDEN AREA
- ❖ PARKING FOR ONE VEHICLE

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ENTRANCE PORCH

Approached via double glazed door. Double glazed Georgian windows to two aspects. Fitted carpet. Door to:

KITCHEN/DINER 12' 4" x 12' 0" (3.76m x 3.65m)

Double glazed sliding sash window to front. Vinyl flooring. Radiator. Power points. Range of base and eye level units with granite effect work surface. Inset stainless steel single drainer sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiling to walls.

LOUNGE 21' 1" x 12' 0" (6.42m x 3.65m)

Double glazed sliding sash window to front. Feature fireplace. Spindle staircase to first floor with cupboard under. Radiator. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. White three piece suite comprising of low flush WC. Pedestal wash hand basin. Panelled bath with mixer shower over. Tiling to walls. Shaver and light unit. Tiled flooring. Electric heated towel rail.

LANDING

Double glazed window to rear. Fitted carpet.



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BEDROOM ONE 12' 9" x 12' 0" (3.88m x 3.65m)

Double glazed sliding sash window to front. Radiator. Fitted carpet. Power points.

BEDROOM TWO 12' 0" x 10' 9" (3.65m x 3.27m)

Double glazed sliding sash window to front. Radiator. Fitted carpet. Power points.

BEDROOM THREE 9' 2" x 6' 8" (2.79m x 2.03m)

Double glazed sliding sash window to front. Radiator. Fitted carpet. Power points. Cupboard housing boiler (Not Tested). Access to loft.

GARDEN

Lawn with hedge boundaries. Path.

FRONT GARDEN

Lawn with flower and shrub border. Hard standing for one vehicle.



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PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: E. We understand there are shared services.

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. We understand that there rights of way to the rear of the property. We request that all interested parties should check the details with their legal representative. 7. There are common services to and from this property.



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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		