



Orsett Village £795,000



CANOPIED ENTRANCE PORCH

Door to:

ENTRANCE HALL

Double glazed leadlight window to front. Obscure double glazed leadlight window to side. Radiator. Exposed timbers to ceiling. Fitted carpet. Spindled staircase to first floor with cupboard under.

CLOAKROOM

Obscure double glazed leadlight window. Tiled flooring. White suite comprising of low flush WC. Corner wash hand basin. Half tiled walls with border tile. Radiator.

LOUNGE 19' 9" x 14' 0" (6.02m x 4.26m)

Double glazed leadlight windows to side and rear. Radiator. Fitted carpet. Power points. Oak panelled walls with plate shelf. Feature brick and stone fireplace with gas burner and brick hearth. Door to:

CONSERVATORY

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

DINING ROOM 12' 11" x 11' 0" (3.93m x 3.35m)

Double glazed leadlight window to side. Radiator. Oak cornice to ceiling. Fitted carpet. Power points. Feature brick and tiled fireplace with tiled hearth and fitted gas fire. Door to conservatory.



2 The Paddocks, Orsett Village, Essex, RM16 3AE

KITCHEN 13' 10" x 9' 4" (4.21m x 2.84m)

Double glazed leadlight windows to rear and side. Inset lighting to ceiling. Tiled flooring. Power points. Range of light Oak base and eye level units with granite work surface. Inset Butler style sink with mixer tap. Built in double oven and electric hob with extractor fan over. Integrated dishwasher, fridge and freezer. Cupboard housing boiler (Not tested). Splashbacks. Double glazed leadlight door to side.

LANDING

Double glazed leadlight windows to front and side. Fitted carpet. Access to loft space. Built in double cupboard.

MASTER BEDROOM 15' 6" x 14' 6" (4.72m x 4.42m)

Double glazed leadlight windows to two aspects. Radiator. Fitted carpet. Power points. Decorated with picture rail. Two built in double wardrobes with hanging and shelf space.

EN SUITE

Obscure double glazed leadlight window. Inset lighting to ceiling. Tiled flooring. White suite comprising of double shower cubicle with mixer shower. Pedestal wash hand basin. Low flush WC. Half tiled walls with border tile.

BEDROOM TWO 13' 11" x 13' 8" (4.24m x 4.16m)

Double glazed leadlight windows to front and side. Radiator. Fitted carpet. Power points. Feature brick fireplace with tile and brick hearth. Built in double wardrobe with hanging and shelf space. Decorated with picture rail.

BEDROOM THREE 10' 7" x 9' 6" (3.22m x 2.89m)

Double glazed leadlight window to rear. Radiator. Fitted carpet. Power points.



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SHOWER ROOM

Obscure double glazed leadlight window. Radiator. White suite comprising of vanity wash hand basin with drawer under. Shower cubicle with mixer shower. Low flush WC. Vinyl flooring.

REAR GARDEN

South and west facing. Immediate paved patio leading to lawn with established flower and shrubs borders. Personal door to detached garage. Gated entrances to both sides. Shed. Water feature. External power, lighting and tap.

FRONT GARDEN

Block paved driveway, with flower and shrub border, providing parking for several cars.

DETACHED GARAGE 19' 0" x 16' 8" (5.79m x 5.08m)

Electric up and over door. Power and light connected. Smoke alarm.



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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.



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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, The Paddocks, Orsett, GRAYS, RM16 3AE

Dwelling type: Detached house
Date of assessment: 07 October 2013
Date of certificate: 08 October 2013
Reference number: 8295-5831-5429-1307-1073
Type of assessment: RdSAP, existing dwelling
Total floor area: 143 m²

Use this document to:

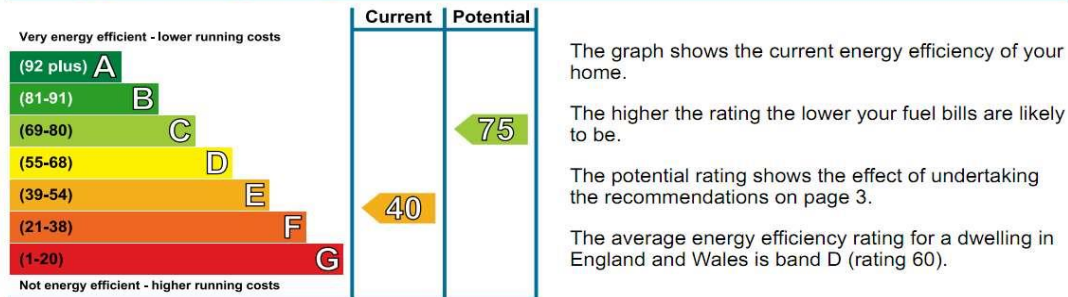
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,898
Over 3 years you could save	£ 3,495

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 207 over 3 years	
Heating	£ 4,971 over 3 years	£ 1,827 over 3 years	
Hot Water	£ 513 over 3 years	£ 369 over 3 years	
Totals	£ 5,898	£ 2,403	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,238	✓
2 Floor insulation	£800 - £1,200	£ 336	✓
3 Low energy lighting for all fixed outlets	£60	£ 168	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.