



Orsett Village £410,000





## **ENTRANCE HALL**

Approached via double glazed door. Coving to ceiling. Boxed radiator. Karndean flooring with border. Power points.

## **CLOAKROOM**

Obscure double glazed window. Boxed radiator. Coving to ceiling. Karndean flooring. White suite comprising of low flush W.C. Pedestal hand wash basin.

## **KITCHEN** 11' 3" x 8' 4" (3.43m x 2.54m)

Double glazed window to front with shutters. Radiator. Coving to ceiling. Karndean flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven and five ring gas hob with canopy over. Integrated dishwasher, washer dryer, fridge and freezer. Tiled splashbacks.

## **LOUNGE** 15' 7" x 14' 8" (4.75m x 4.47m)

Double glazed window to rear with central French doors. Two radiators. Coved ceiling with inset lighting. Laminated flooring. Power points. Feature ornamental fireplace. Built in cupboard.

## **DINING ROOM** 18' 0" x 9' 4" (5.48m x 2.84m)

Double glazed window to front with shutters. Radiator. Coved ceiling with inset lighting. Laminated flooring. Power points. Double glazed door to garden.

## **FIRST FLOOR LANDING**

Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Built in cupboard housing boiler (Not tested).



**BEDROOM TWO** 15' 1" x 10' 4" (4.59m x 3.15m)

Two double glazed windows to rear. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Walk in wardrobe with hanging and shelf space.

**BEDROOM THREE** 12' 1" x 7' 11" (3.68m x 2.41m)

Double glazed window to front. Boxed radiator. Coving to ceiling. Fitted carpet. Power points.

**BATHROOM**

Obscure double glazed window. Heated towel rail. Coved ceiling with inset lighting. Vinyl flooring. White suite comprising of Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low flush WC. Tiling to walls with border tile.

**SECOND FLOOR LANDING**

Velux window. Eaves storage. Fitted carpet.

**BEDROOM ONE** 16' 11" > 12' 11" x 11' 11" (5.15m > 3.93m x 3.63m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Range of built in double wardrobes with hanging and shelf space. Built in cupboard. Access to loft space.

**EN SUITE**

Velux window. Heated towel rail. Coved ceiling with inset lighting. Vinyl flooring. White suite comprising of double shower cubicle with mixer shower. Pedestal wash hand basin. Low flush WC. Tiling to walls with border tile.



**38 Randall Drive, Orsett, Essex, RM16 3GT**

**REAR GARDEN**

West facing with immediate paved patio leading to lawn with flower and shrub border. Gated side entrance.

**FRONT GARDEN**

Mainly block paved with shrub beds. Path. Block paved driveway.





## 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 there is a residence association and a management fee payable to RMG.



**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 believed 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 C. 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		82   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		