



Orsett £425,000



3 Medbree Court, Orsett, Essex, RM16 3GZ

A DELIGHTFUL THREE BEDROOM LINKED HOUSE SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT WITH OWN DRIVEWAY TO DETACHED GARAGE, EN SUITE TO MASTER BEDROOM AND DRESSING ROOM/STUDY. EPC: C.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/DINER
- ❖ EN-SUITE TO MASTER BEDROOM
- ❖ DRESSING ROOM/STUDY
- ❖ OWN DRIVEWAY
- ❖ VILLAGE LOCATION
- ❖ LOUNGE
- ❖ CLOAKROOM
- ❖ BATHROOM
- ❖ REAR GARDEN
- ❖ GARAGE

ENTRANCE HALL

Approached via double glazed door. Laminated flooring. Stairs to first floor. Radiator.

CLOAKROOM

Obscure double glazed window. Low flush WC. Pedestal wash hand basin with tiled splashback. Laminated flooring. Radiator.

KITCHEN 10' 6" x 8' 0" (3.20m x 2.44m)

Double glazed window to front. Range of cream base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated dishwasher and washing machine. Part tiled walls. Tiled flooring. Radiator. Power points.

LOUNGE/DINING ROOM 15' 9" x 14' 0" (4.80m x 4.26m)

Double glazed windows to rear with central French doors. Laminated flooring. Built in storage cupboard. Radiator. Power points.

LANDING

Built in airing cupboard housing boiler (Not tested). Radiator. Access to loft space. Fitted carpet.



3 Medbree Court, Orsett, Essex, RM16 3GZ

BEDROOM ONE 12' 1" x 9' 3" (3.68m x 2.82m)

Double glazed window to rear. Range of built in wardrobes with hanging and shelf space. Fitted carpet. Radiator. Power points.

EN SUITE

Obscure double glazed window. White suite comprising of low flush WC. Pedestal wash hand basin. Shower cubicle with mixer shower. Radiator. Vinyl flooring.

BEDROOM TWO 11' 0" x 8' 4" (3.35m x 2.54m)

Double glazed window to front. Built in wardrobe. Radiator. Fitted carpet. Power points.

BEDROOM THREE 9' 11" x 8' 11" (3.02m x 2.72m)

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

DRESSING ROOM/STUDY 7' 11" x 5' 10" (2.41m x 1.78m)

Double glazed window to rear. Access to loft. Radiator. Fitted carpet. Power points.



BATHROOM

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of panelled bath with mixer shower attachment. Pedestal wash hand basin. Low flush WC. Wall unit. Tiling to walls with border tile.

REAR GARDEN

Immediate paved patio leading to lawn with fenced boundaries. Side pedestrian access. Shed to remain. Further decked patio to rear.

FRONT GARDEN

Paved path. Flower and shrub bed.

GARAGE

Approached via own covered driveway providing parking for two vehicles. Up and over door. Power and light. Council Tax Band: E. The property is Freehold. Fees payable to RMG: £78.28 per half year.



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. There is a residents association and a fee payable to RMG management company.



3 Medbree Court, Orsett, Essex, RM16 3GZ



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 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		