



Orsett Heath £275,000



LOUNGE 13' 6" x 10' 6" (4.11m x 3.20m)

Double glazed sliding sash windows to front and side. Radiator. Fitted carpet. Power points. Feature fireplace with brick hearth. Log burner. Open to:

DINING ROOM 13' 5" x 8' 4" (4.09m x 2.54m)

Double glazed sliding sash window to side. Radiator. Fitted carpet. Power points. Spindled staircase to first floor. Built in cupboard.

KITCHEN 10' 1" x 8' 2" (3.07m x 2.49m)

Double glazed sliding sash window to rear. Radiator. Tiled flooring. Power points. Range of base and eye level units with complimentary work surface. Inset sink unit with mixer tap. Recesses for appliances. Tiled splashbacks. Boiler (Not tested). Glazed door to garden.

BATHROOM

Obscure double glazed sliding sash window. Radiator. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC. Panelled bath.

LANDING

Fitted carpet.

BEDROOM ONE 13' 3" x 10' 3" (4.04m x 3.12m)

Double glazed sliding sash windows to front and side. Radiator. Stained wood flooring. Power points. Decorated with dado rail. Access to loft.



BEDROOM TWO 10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed sliding sash window to side. Radiator. Stained wood flooring. Power points. (Limited headroom).

REAR GARDEN

Gated side entrance. Lawn. Steps to further lawn area.

FRONT GARDEN

Shared access to own shingle driveway providing parking for two vehicles. Remainder laid to lawn. Hedged boundaries.



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. The property may be subject to a flying freehold.



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 Performance Certificate



177, Heath Road, Orsett, GRAYS, RM16 3AP

Dwelling type: Semi-detached house

Date of assessment: 06 March 2018

Date of certificate: 07 March 2018

Reference number: 0368-6081-7207-5368-7924

Type of assessment: RdSAP, existing dwelling

Total floor area: 64 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

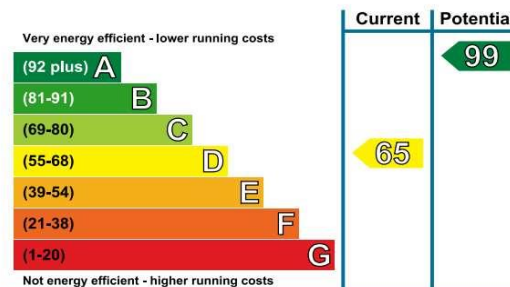
Estimated energy costs of dwelling for 3 years:	£ 1,917
Over 3 years you could save	£ 504

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 1,488 over 3 years	£ 981 over 3 years	
Hot Water	£ 288 over 3 years	£ 291 over 3 years	
Totals	£ 1,917	£ 1,413	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 339
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108
3 Heating controls (room thermostat)	£350 - £450	£ 57

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.