



Grays Offers in Excess of £300,000



## 1 Church Row, Maltings Lane, Orsett, Grays, Essex, RM16 3HL

### **LOUNGE** 19' 1" x 9' 5" (5.81m x 2.87m)

Two single glazed sash style windows to front. Radiator. Laminate flooring. Exposed brick chimney with open fire recess. Tiled hearth.

### **KITCHEN** 10' 0" x 8' 9" (3.05m x 2.66m)

Roof window. Tiled flooring. Range of white gloss effect upper and lower level units. Integrated brushed steel oven and hob with extractor canopy over. Stainless steel sink unit inset in to work surface. Tiled splash backs. Recess for washing machine. Concealed stairs to first floor.

### **INNER LOBBY**

Tiled flooring. Spotlighting. Door to rear garden.

### **SHOWER ROOM**

Obscure single glazed sash style window to rear. Radiator. Shower cubicle. Pedestal wash basin. Low flush WC. Tiled floor and walls.

### **FIRST FLOOR LANDING**

Access to ground floor. Oak flooring.



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### **BEDROOM ONE** 8' 9" x 9' 9" (2.66m x 2.97m)

Two single glazed sash style windows to front. Radiator. Oak flooring. Spotlighting. Loft access. Built in double wardrobe.

### **BEDROOM TWO** 6' 8" x 10' 1" (2.03m x 3.07m)

Single glazed sash style window to rear. Radiator. Built in cupboard enclosing domestic boiler (not tested). Oak flooring.

### **REAR GARDEN**

Southerley facing. Immediate wood decked patio and pathway surrounding astro turf. Raised concrete area at rear with pedestrian rear access. Outside cold water tap.

### **PARKING**

There is unmade private vehicular access road behind the cottages from Rectory Road.

### **FRONT GARDEN**

Lawn area with shared concrete pathway leading to main door.



**AGENT 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.



**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.

