



Orsett £395,000



ENTRANCE HALL

Laminate flooring. Covered radiator. Stairs rising to first floor.

GROUND FLOOR CLOAKROOM

Laminate flooring. Wall mounted wash basin. Tiled splash backs. Low flush WC. Extractor fan.

DINING ROOM 7' 6" x 11' 0" (2.28m x 3.35m)

Formerly the garage. Window to front. Radiator. Laminate flooring.

UTILITY ROOM 4' 4" x 7' 6" (1.32m x 2.28m)

Part glazed door to side. Laminate flooring. Work surface. Recess for washing machine.

KITCHEN 7' 6" x 12' 5" (2.28m x 3.78m)

Windows to side and front. Laminate flooring. A range of re fitted off white gloss effect upper and lower level units. Integrated brushed steel oven and hob with matching extractor canopy over. Integrated dishwasher. Sink unit inset into work surface. Tiled splash backs. Radiator.

LOUNGE 14' 2" max x 19' 6" (4.31m x 5.94m)

Two windows and french doors to rear. Two covered radiators. Built in under stairs cupboard.

CONSERVATORY

Brick and UPVC construction with double glazed windows to sides and rear. Two radiators. Laminate flooring.



FIRST FLOOR LANDING

Loft and ground floor access. Large window to side. Fitted carpet. Built in airing cupboard.

BEDROOM ONE 9' 9" x 13' 3" (2.97m x 4.04m)

Two windows to front. Radiator. Fitted carpet. Fitted wardrobes.

EN SUITE

Obscure window to front. Radiator. Tiled walls. Fitted white suite comprising of: Pedestal wash basin. Low flush WC. Shower cubicle.

FAMILY BATHROOM

Obscure window to side. Radiator. Part tiled walls. Wood effect flooring. Fitted white suite comprising of: Pedestal wash basin. Low flush WC. 'P' Shaped panelled bath with mixer tap and shower attachment.

BEDROOM THREE 10' 3" x 9' 2" (3.12m x 2.79m)

Window to rear. Radiator. Fitted carpet.

BEDROOM TWO 10' 3" x 10' 2" (3.12m x 3.10m)

Window to rear. Fitted carpet.

REAR GARDEN

Paved patio. Remainder laid to lawn with shrub border.

FRONTAGE

Open plan and brick paved providing off road parking.



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 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

35, Hemley Road, Orsett, GRAYS, RM16 3DG

Dwelling type: Detached house
Date of assessment: 03 October 2015
Date of certificate: 03 October 2015
Reference number: 0778-2982-7200-3495-5940
Type of assessment: RdSAP, existing dwelling
Total floor area: 95 m²

Use this document to:

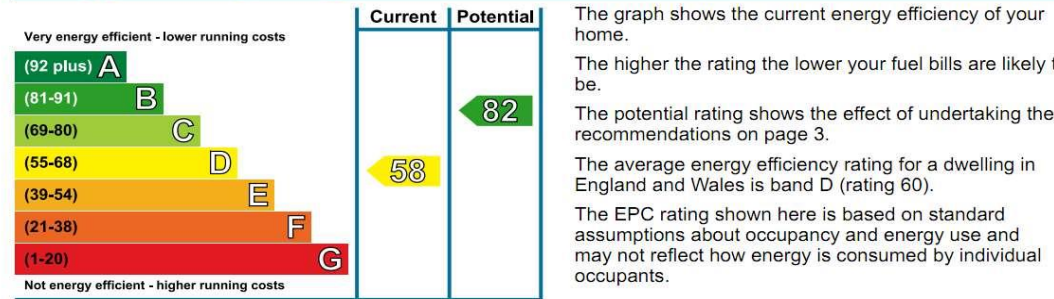
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,198
Over 3 years you could save	£ 1,191

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 183 over 3 years	
Heating	£ 2,277 over 3 years	£ 1,593 over 3 years	
Hot Water	£ 555 over 3 years	£ 231 over 3 years	
Totals	£ 3,198	£ 2,007	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 213
2 Low energy lighting for all fixed outlets	£55	£ 150
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 114

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.