



Orsett Village £385,000



3 South View Cottages Rectory Road Orsett Village Essex RM16 3JX

Double glazed door to:

ENTRANCE PORCH

Laminated wood flooring. Double glazed to three aspects. Oak door to:

ENTRANCE HALL

Double glazed sliding sash windows to front. Radiator. Laminated wood flooring. Power points.

CLOAKROOM

Stainless steel heated towel rail. Laminated wood flooring. White suite comprising; Vanity hand basin. Low flush W.C.

KITCHEN/FAMILY ROOM 21' 8" x 11' 4" (6.60m x 3.45m)

Two double glazed sliding sash windows to front. Radiator. Inset lights to ceiling. Laminated wood flooring. Power points. Range of Cream base and eye level units with wood effect work surface. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated fridge and freezer. Recess and plumbing for automatic washing machine. Cupboard housing boiler (Not Tested). Bi-folding doors to patio area with views of open farmland.

DINING ROOM/BEDROOM THREE 11' 10" x 8' 9" (3.60m x 2.66m)

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

LANDING

Velux window to rear. Fitted carpet. Power points.



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BEDROOM ONE 17' 4" x 11' 4" (5.28m x 3.45m)

Two double glazed sliding sash windows to front. Two ladder radiators. Part vaulted ceiling. Fitted carpet. Power points. French doors to Juliet balcony and views of open countryside.

BEDROOM TWO 12' 0" x 12' 0" > 7'8" (3.65m x 3.65m > 2.34m)

Double glazed sliding sash window to front. Two ladder radiators. Part vaulted ceiling. Fitted carpet. Power points.

BATHROOM

Obscure sliding sash window. Stainless steel heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising: Pedestal wash hand basin with tiled splash back. 'P' shaped bath with mixer shower over and tiled surround. Low flush W.C.

GARDEN

The property has a paved patio area with retaining wall with superb views across open farmland. To the front of the property there is a stone driveway providing parking for two vehicles. Picket fence to lawn area with decked patio. (Please note that the decked patio area is rented at an amount of £50 p.a. and is therefore not owned by this property).



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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.



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.

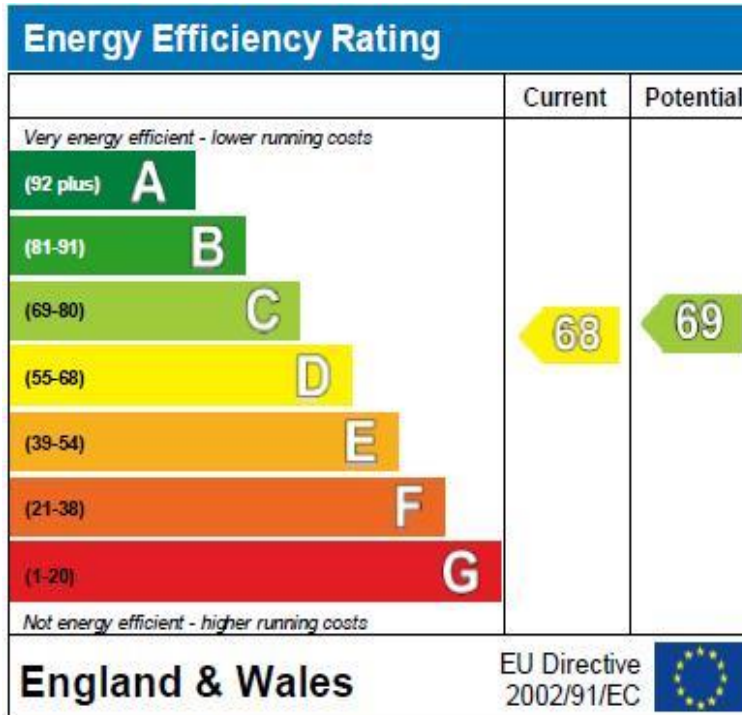
Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

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.

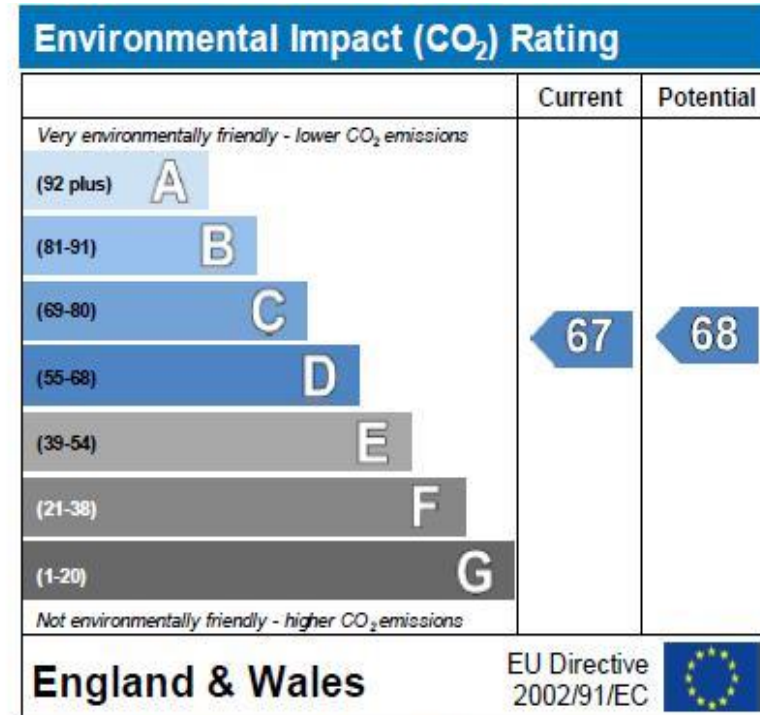
These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

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.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.