



Orsett Village Guide Price £700,000



ENTRANCE HALL

Radiator. Ornate coving to ceiling. Fitted carpet. Decorated with dado rail.

CLOAKROOM

Radiator. Ornate coving to ceiling. Tiled flooring. Vanity wash hand basin with tiled surround and cupboard under. Low flush WC. Extractor fan.

DINING ROOM 23' 0" > 16'8 x 10' 8" (7.01m > 5.08m x 3.25m)

Double glazed sliding sash window to rear. Radiator. Ornate coving to ceiling. Fitted carpet. Power points. Spindled staircase to first floor with cupboard under.

LOUNGE 23' 0" x 13' 3" > 11'11 (7.01m x 4.04m > 3.63m)

Double glazed sliding sash windows to rear and front. Two radiators. Coving to ceiling. Fitted carpet. Power points. Feature brick fireplace with oak mantel. Decorated with dado rail. Built in oak furniture. Double glazed French doors to garden.

KITCHEN 15' 2" x 12' 0" > 7'11 (4.62m x 3.65m > 2.41m)

Double glazed sliding sash window to front. Radiator. Coving to ceiling. Amtico flooring with border. Power points. Range of oak base and eye level units with complimentary work surface. Inset stainless steel sink unit with mixer tap. Built in double oven. Electric hob with canopy over. Integrated fridge, freezer, dishwasher and washer dryer. Tiled splashbacks. Door to:

GARDEN ROOM/CONSERVATORY 11' 7" x 8' 0" (3.53m x 2.44m)

Double glazed to two aspects. Radiator. Half vaulted ceiling. Amtico flooring with border. Power points. Heat exchange unit. Double glazed French doors to garden.



HALF GALLERIED LANDING

Double glazed sliding sash window to front. Radiator. Fitted carpet. Power points. Decorated with dado rail.

BEDROOM ONE 13' 0" x 12' 11" (3.96m x 3.93m)

Double glazed sliding sash window to side with views over local countryside. Radiator. Fitted carpet. Power points. Range of built in double wardrobes with hanging and shelf space.

BEDROOM TWO 13' 2" x 12' 0" (4.01m x 3.65m)

Double glazed sliding sash window to side. Radiator. Fitted carpet. Power points. Range of built in double and single wardrobes with hanging and shelf space.

BATHROOM

Heated towel rail. Vinyl flooring. White suite comprising of walk in shower cubicle. Low flush WC. Bidet. Vanity wash hand basin with cupboard under with tiled surround. Tiling to walls with border tile.

ANNEX

ENTRANCE HALL

Fitted carpet.

BEDROOM 17' 2" x 13' 0" > 9'0 (5.23m x 3.96m > 2.74m)

Two double glazed windows to front. Electric heater. Access to loft. Built in double wardrobes. Power points.



EN SUITE

Tiling to walls. Vanity wash hand basin with drawer under.
Concealed cistern WC. Shower cubicle with mixer shower.

ATTACHED SINGLE GARAGE

Up and over door.

DETACHED DOUBLE GARAGE

Twin up and over electric doors. Power, light and water.

OFFICE

ENTRANCE HALL

Quarry tiled floor.

OFFICE 14' 1" x 11' 3" (4.29m x 3.43m)

Two double glazed windows to front. Fitted carpet. Power points.

KITCHEN 14' 1" x 9' 4" (4.29m x 2.84m)

Double glazed window to front. Quarry tiled floor. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Power points. Recesses for appliances.

TWO SHEDS/WORKSHOPS

GROUNDS

Immediate west facing paved patio with pergola leading to manicured grounds with a variety of mature trees and shrubs. Shingle pathway to further patio area. Post and rail fencing and hedged boundaries. Outside lighting and tap.



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.



Coach House Orsett House High Road Orsett Essex RM16 3NS



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 Performance Certificate



Coach House Orsett House, High Road, Orsett, GRAYS, RM16 3NS

Dwelling type: Detached house **Reference number:** 9458-2847-7498-9803-8775
Date of assessment: 03 November 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 07 November 2017 **Total floor area:** 130 m²

Use this document to:

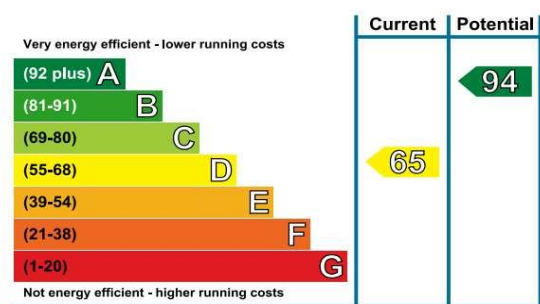
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,171
Over 3 years you could save	£ 456

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 432 over 3 years	£ 243 over 3 years	
Heating	£ 2,397 over 3 years	£ 2,241 over 3 years	
Hot Water	£ 342 over 3 years	£ 231 over 3 years	
Totals	£ 3,171	£ 2,715	

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	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 177	
2 Low energy lighting for all fixed outlets	£35	£ 171	
3 Solar water heating	£4,000 - £6,000	£ 108	

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.