



Chandler & Martin
01375 891007
GD Gower Davies
FOR SALE
01375 859999

Orsett Village £395,000



ENTRANCE HALL

Power points. Spindled staircase to first floor. Wood effect flooring. Boxed radiator. alarm panel.

CLOAKROOM

Obscure double glazed window to side. Boxed radiator, Inset lighting to ceiling. Wood effect flooring. White suite comprising of pedestal wash hand basin with tiled splash back. Low flush WC.

LOUNGE 17' 10" x 10' 6" (5.43m x 3.20m)

Double glazed bay window to front. Boxed radiator. Wood effect flooring. Power points. Feature fireplace with granite insert and hearth with fitted gas real flame fire.

KITCHEN/DINER 17' 5" x 12' 1" (5.30m x 3.68m)

Double glazed window to rear. Boxed radiator. Inset lighting to ceiling. Tiled flooring. Power points. Range of cream base and eye level units with complimentary granite work surface. Inset stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated fridge and freezer. Built in under stairs cupboard. Double glazed patio doors to garden.

LANDING

Boxed radiator. Fitted carpet. Access to loft. Airing cupboard housing hot water system.

BEDROOM ONE 12' 10" x 10' 0" (3.91m x 3.05m)

Double glazed window to rear. Boxed radiator. Fitted carpet. Power points. Range of built in wardrobes with hanging and shelf space.



EN SUITE

Obscure double glazed window to rear. Boxed radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of low flush WC. Double shower cubicle with mixer shower. Pedestal wash hand basin. Tiled splash backs. Extractor fan.

BEDROOM TWO 16' 1" x 8' 8" (4.90m x 2.64m)

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

BEDROOM THREE 9' 9" x 8' 5" (2.97m x 2.56m)

Double glazed window to front. Boxed radiator. Fitted carpet. Power points.

BEDROOM FOUR 10' 6" x 7' 8" (3.20m x 2.34m)

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

BATHROOM

Obscure double glazed window to side. Stainless steel heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of panelled bath with mixer shower attachment. Pedestal wash hand basin. Low flush WC. Tiled splash backs. Shaver point. Extractor fan.

REAR GARDEN

Immediate paved patio to stone beds. Gated side entrance. Outside tap.

DETACHED GARAGE

Via own driveway providing parking for two vehicles, part covered. Up and over door.



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.



35 Randall Drive, Orsett, Essex, RM16 3GT



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



35, Randall Drive, Orsett, GRAYS, RM16 3GT

Dwelling type: Detached house
Date of assessment: 21 July 2012
Date of certificate: 21 July 2012

Reference number: 2598-1040-7263-0502-3940
Type of assessment: RdSAP, existing dwelling
Total floor area: 118 m²

Use this document to:

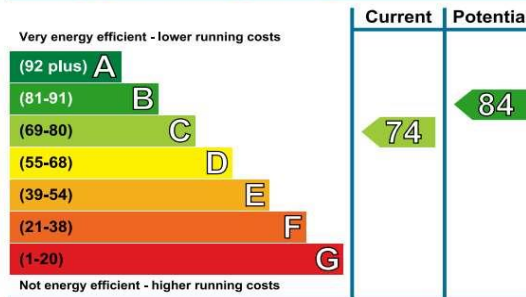
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£2,067
Over 3 years you could save	£153

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£369 over 3 years	£186 over 3 years	
Heating	£1,449 over 3 years	£1,479 over 3 years	
Hot Water	£249 over 3 years	£249 over 3 years	
Totals	£2,067	£1,914	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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 Low energy lighting for all fixed outlets	£80	£156	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£699	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.