



Orsett £425,000



**Double glazed door to:**

### **ENTRANCE PORCH**

Obscure double glazed leadlight window. Tiled floor. Part glazed door to:

### **ENTRANCE HALL**

Spindled staircase to first floor with cupboard under. Radiator. Coved ceiling. Laminated flooring. Power points.

### **CLOAKROOM**

Obscure double glazed leadlight window. Radiator. Coved and textured ceiling. Tiled flooring. White suite comprising of low flush WC. Wall mounted wash hand basin. Tiling to walls with border tile.

### **KITCHEN** 12' 1" x 9' 5" (3.68m x 2.87m)

Double glazed leadlight window to front. Inset lighting to ceiling. Laminated flooring. Power points. Range of white high gloss base and eye level units with Corian work surfaces. Inset one and one half sink unit with mixer tap. Built in fan and combination ovens. Induction hob. Recesses for appliances. Extractor fan. Double glazed leadlight door to side.

### **DINING ROOM** 12' 6" x 7' 7" (3.81m x 2.31m)

Double glazed leadlight window to rear. Radiator. Coving to ceiling. Laminated flooring. Power points.

### **LOUNGE** 18' 4" x 11' 8" (5.58m x 3.55m)

Double glazed leadlight window to side. Radiator. Coving to ceiling. Fitted carpet. Feature fireplace with granite hearth and fitted gas fire (Not tested). Double glazed French doors to:



**CONSERVATORY** 12' 6" x 7' 7" (3.81m x 2.31m)

Double glazed to three aspects with French doors to garden. Radiator. Polycarbonate roof. Tiled floor. Power points.

**LANDING**

Double glazed leadlight window to side. Coving to ceiling. Fitted carpet. Power points. Access to loft. Airing cupboard housing hot water tank.

**BEDROOM ONE** 12' 7" x 12' 3" max (3.83m x 3.73m max)

Double glazed leadlight window to front. Radiator. Coving to ceiling. Fitted carpet. Power points.

**EN-SUITE**

Obscure double glazed leadlight window. Heated towel rail. Coving to ceiling. Tiled flooring. White suite comprising of wall mounted wash hand basin. Low flush WC. Tiled shower cubicle with power shower. Tiling to walls.

**BEDROOM TWO** 12' 4" x 9' 5" (3.76m x 2.87m)

Two double glazed leadlight windows to rear. Radiator. Coving to textured ceiling. Fitted carpet. Power points.

**BEDROOM THREE** 10' 0" x 7' 0" (3.05m x 2.13m)

Double glazed leadlight window to rear. Radiator. Coving to textured ceiling. Fitted carpet. Power points.

**BEDROOM FOUR** 9' 2" x 7' 1" (2.79m x 2.16m)

Double glazed leadlight window to front. Radiator. Coving to textured ceiling. Fitted carpet. Power points.



## **SHOWER ROOM**

Obscure double glazed leadlight window. Heated towel rail. Coving to ceiling. Tiled flooring. White suite comprising of vanity unit with wash hand basin, cupboard and drawer space and vanity mirror. Double shower cubicle with power shower. Low flush WC. Extractor fan.

## **REAR GARDEN**

Immediate decked patio with inset lighting leading to circular lawn area with artificial grass. Stepping stone path bordering lawn, pergola and water feature. Personal door to garage. Gated side entrance.

## **FRONT GARDEN**

Picket fence boundary. Slate beds and shrubs. Path. Own driveway providing parking for three vehicles.

## **GARAGE** 16' 8" x 8' 3" (5.08m x 2.51m)

Up and over door. Power and light. Loft storage.



**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 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.



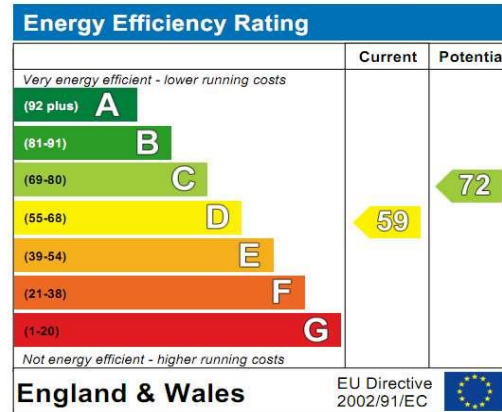
# Energy Performance Certificate



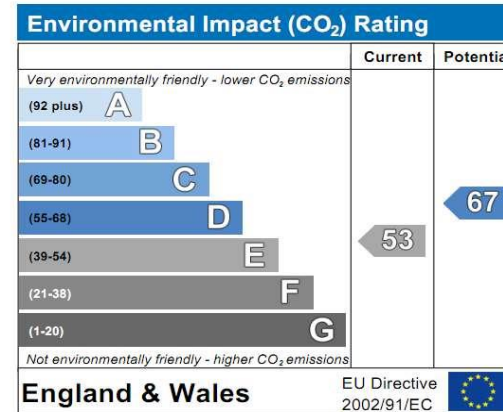
29, Hemley Road, Orsett  
GRAYS  
RM16 3DG

Dwelling type: Detached house  
Date of assessment: 20 September 2008  
Date of certificate: 06 November 2008  
Reference number: 0642-2820-6317-0728-6251  
Total floor area: 105 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	300 kWh/m <sup>2</sup> per year	211 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.3 tonnes per year	3.7 tonnes per year
Lighting	£98 per year	£49 per year
Heating	£580 per year	£448 per year
Hot water	£146 per year	£105 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)