



Orsett £415,000



### 33 Welling Road, Orsett, Grays, Essex, RM16 3DW

A DELIGHTFUL THREE BEDROOM DETACHED HOUSE SITUATED ON THE POPULAR BEAUCHAMP GATE ORSETT DEVELOPMENT WHICH HAS TWO RECEPTION ROOMS, EN-SUITE TO MASTER BEDROOM, OWN DRIVEWAY TO GARAGE AND PLANNING PERMISSION FOR A SINGLE STOREY REAR EXTENSION. NO ONWARD CHAIN. EPC: D.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ KITCHEN
- ❖ TWO FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ GARAGE
- ❖ NO ONWARD CHAIN
- ❖ CLOAKROOM
- ❖ DINING ROOM
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ FAMILY BATHROOM
- ❖ FRONT GARDEN
- ❖ PLANNING PERMISSION GRANTED FOR A SINGLE STOREY REAR EXTENSION

## **ENTRANCE HALL**

Approached via double glazed door. Radiator. Laminate Flooring. Stairs to first floor.

## **CLOAKROOM**

Radiator. Extractor fan. Laminate flooring. Low flush W.C. Wall mounted wash hand basin with tiled splashback. Built in cupboard.

## **LOUNGE** 15' 5" x 10' 10" (4.70m x 3.30m)

Double glazed bay window to front. Double radiator. Laminate flooring. Coving to ceiling. Power points. Open to:

## **DINING ROOM** 7' 7" x 9' 4" (2.31m x 2.84m)

Double glazed French doors to rear. Radiator. Laminate flooring. Coving to ceiling. Power points.

## **KITCHEN** 7' 2" x 8' 9" (2.18m x 2.66m)

Double glazed window to rear. Laminate flooring. Wall mounted boiler (not tested). A range of base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Built in oven and hob with extractor over. Recess for washing machine. Tiled splashbacks. Power points.



## **LANDING**

Double glazed window to side. Coving to ceiling with inset lighting. Fitted carpet.

## **MASTER BEDROOM** 11' 0" x 9' 6" (3.35m x 2.89m)

Double glazed window to rear. Radiator. Fitted carpet. Coving to ceiling with inset lighting. Power points.

## **EN-SUITE**

Obscure double glazed window to rear. Radiator. White suite comprising of pedestal wash hand basin. Low flush W.C. Shower cubicle with mixer shower. Extractor fan. Tiling to walls. Vinyl flooring. Coving to ceiling with inset lighting.

## **BEDROOM TWO** 10' 3" x 8' 9" (3.12m x 2.66m)

Double glazed window to front. Radiator. Fitted carpet. Coving to ceiling with inset lighting. Power points.

## **BEDROOM THREE** 9' 9" x 6' 6" (2.97m x 1.98m)

Double glazed window to front. Radiator. Fitted carpet. Coving to ceiling with inset lighting. Built in cupboard.



## **FAMILY BATHROOM**

Obscure double glazed window to side. Radiator. Vinyl flooring. White suite comprising of pedestal wash hand basin. Low flush W.C. Panelled bath with mixer shower attachment and tiled surround. Shaver point. Extractor fan.

## **REAR GARDEN**

Immediate artificial lawn leading to natural lawn. Fenced boundaries. Gate to rear giving access to garage.

## **GARAGE**

Up and over door. Power and light. Own driveway providing parking.

## **FRONT AND SIDE GARDENS**

Being mainly block paved.

## **PROPERTY DETAILS**

Tenure: Freehold. Council tax band: D. EPC: D. Planning permission has been granted for a single storey rear extension.



## 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.



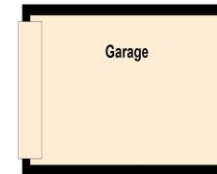
## Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Ground Floor



First Floor

