



Orsett Village £379,995



Double glazed door to:

ENTRANCE HALL

Radiator. Karndean flooring. Power points. Staircase to first floor.

CLOAKROOM

Obscure double glazed window. Radiator. Karndean flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC.

KITCHEN 11' 5" x 8' 3" > 7'5 (3.48m x 2.51m > 2.26m)

Double glazed window to front. Inset lighting to ceiling. Karndean flooring. Power points. Range of base and eye level units with granite work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven. Five ring gas hob with extractor fan over. Integrated fridge, freezer and dishwasher. Recess for automatic washing machine. Tiled splashbacks.

LOUNGE/DINING ROOM 15' 9" x 14' 11" > 18'0 (4.80m x 4.54m > 5.48m)

Double glazed windows to rear with central French doors to garden. Radiator. Fitted carpet. Power points. Built in cupboard.

FIRST FLOOR LANDING

Radiator. Fitted carpet. Double cupboard housing boiler (Not Tested). Spindle staircase to second floor landing.

BEDROOM TWO 14' 11" x 10' 5" (4.54m x 3.17m)

Two double glazed windows to rear. Radiator. Fitted carpet. Power points. Built in wardrobe cupboard.



BEDROOM THREE 11' 8" x 8' 0" (3.55m x 2.44m)

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

BATHROOM

Obscure double glazed window. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of panelled bath with mixer shower attachment. Pedestal wash hand basin. Low flush WC. Tiling to walls. Shaver point.

SECOND FLOOR LANDING

Velux window. Fitted carpet. Eaves storage.

BEDROOM ONE 16' 10" > 12' 8" x 11' 9" (5.13m > 3.86m x 3.58m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. Built in wardrobes with hanging and shelf space. Access to loft.

EN SUITE

Velux window. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of pedestal wash hand basin. Double shower cubicle with mixer shower. Low flush WC. Tiling to walls with border tile.

REAR GARDEN

West facing with immediate paved patio leading to lawn. Path. Gated side and rear entrances.



FRONT GARDEN

Mainly laid to lawn with hedge boundaries. Path. Bin storage area.

GARAGE

Located nearby with driveway providing parking for one car. 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.
6. There is a residents association and a fee payable to RMG management company.



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



7, Bloomfield Walk, Orsett, GRAYS, RM16 3GW

Dwelling type: End-terrace house
Date of assessment: 27 September 2014
Date of certificate: 28 September 2014
Reference number: 8084-7321-2540-8893-0926
Type of assessment: RdSAP, existing dwelling
Total floor area: 102 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

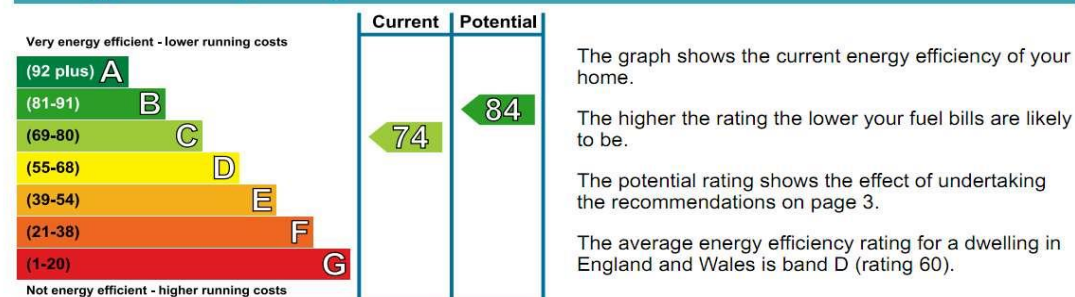
Estimated energy costs of dwelling for 3 years:	£ 2,112
Over 3 years you could save	£ 87

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 1,674 over 3 years	£ 1,674 over 3 years	
Hot Water	£ 231 over 3 years	£ 144 over 3 years	
Totals	£ 2,112	£ 2,025	

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



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 Solar water heating	£4,000 - £6,000	£ 87	✓
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 783	✓

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.