



Orsett Heath Offers in the Region Of



ENTRANCE PORCH

UPVC double glazed windows to front and side. Glazed door to:

ENTRANCE HALL

Wood effect flooring. Double radiator. Built in airing cupboard.

LOUNGE 11' 11" x 19' 9" (3.63m x 6.02m)

UPVC double glazed windows to front, side and rear. Two radiators. Fitted carpet.

KITCHEN 11' 11" x 9' 11" (3.63m x 3.02m)

UPVC double glazed window and glazed door to rear. Radiator. Tiled floor. Upper and lower level units. Space for cooker. Brushed steel sink unit inset into work surface. Tiled splash backs.

LEAN TOO 4' 11" x 9' 1" (1.50m x 2.77m)

UPVC construction with double glazed windows to side and rear. Glazed double doors to side. Tiled flooring. Plumbing for washing machine.

BEDROOM TWO 11' 11" x 9' 11" (3.63m x 3.02m)

UPVC double glazed window to rear. Radiator. Wall mounted boiler. Fitted carpet.

BATHROOM

Obscure double glazed window to side. Radiator. Fitted carpet. Partly tiled walls. Fitted three piece suite comprising of: pedestal wash basin, low flush WC, panelled bath with power shower over. Loft access.

UPVC double glazed window to front and side. Double radiator. Fitted wardrobes with matching drawer units. Fitted carpet.



BEDROOM ONE 16' 0" x 10' 10" (4.87m x 3.30m)

UPVC double glazed window to front and side. Double radiator. Fitted wardrobes with matching drawer units. Fitted carpet.

REAR GARDEN

Side access to garage. Immediate paved patio. Timber shed. Greenhouse. Workshop. Pedestrian side access. Remainder laid to lawn with shrub borders.

FRONTAGE

Mainly brick paved. Raised paved area at side. Provides of street parking.

GARAGE

Power and lighting, up and over door.



AGENT NOTES

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.



32 Orsett Heath Crescent, Grays, Essex, RM16 4UY



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.

