



Orsett £495,000



ENTRANCE HALL

Approached via half glazed door. Boxed radiator. Coved ceiling. Laminated wood flooring. Spindled staircase to first floor with cupboard under. Double doors to lounge.

CLOAKROOM

Obscure double glazed leadlight window. Radiator. Coved ceiling. Laminated wood flooring. White suite comprising of low flush WC. Wall mounted wash hand basin with tiled splashback.

LOUNGE 20' 3" x 11' 11" (6.17m x 3.63m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Laminated wood flooring. Feature fireplace with marble inset and hearth, fitted gas fire (Not tested). Double glazed French doors to garden.

KITCHEN/DINING ROOM 20' 11" x 11' 9" (6.37m x 3.58m)

Double glazed leadlight window to front. Radiator. Coved ceiling with inset lighting. Laminated wood flooring. Power points. Range of cream high gloss base and eye level units with complimentary work surface. Inset stainless steel sink unit with mixer tap. Built in double oven and hob with canopy over. Integrated dishwasher. Recess for American style fridge freezer. Recess and plumbing for automatic washing machine. Double glazed leadlight French doors to garden.

LANDING

Double glazed leadlight window to rear. Coved ceiling. Fitted carpet. Access to loft.



BEDROOM ONE 11' 10" x 10' 11" (3.60m x 3.32m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Laminated wood flooring. Power points. Range of built in double wardrobes with hanging and shelf space.

EN SUITE

Obscure double glazed leadlight window. Heated towel rail. Coved ceiling. Vinyl flooring. White suite comprising of pedestal wash hand basin. Low flush WC. Corner shower cubicle with mixer shower. Tiling to walls. Shaver point.

BEDROOM TWO 11' 11" x 10' 7" (3.63m x 3.22m)

Double glazed leadlight windows to front and side. Radiator. Coved ceiling. Laminated wood flooring. Power points.

BEDROOM THREE 12' 1" x 9' 10" (3.68m x 2.99m)

Double glazed leadlight window to rear. Radiator. Coved ceiling. Laminated wood flooring. Power points. Built in double wardrobes with hanging and shelf space.

BEDROOM FOUR 9' 4" > 6'3 x 7' 0" (2.84m > 1.90m x 2.13m)

Double glazed leadlight window to rear. Radiator. Coved ceiling. Laminated wood flooring. Built in wardrobe cupboard.

BATHROOM

Obscure double glazed leadlight window. Radiator. Coved ceiling. Tiled flooring. White suite comprising of tiled panelled bath with mixer shower over. Low flush WC. Pedestal wash hand basin. Tiling to walls with border tile. Shaver point.



3 Welling Road, Orsett, Essex, RM16 3DF

REAR GARDEN Approximately 50' x 42' (15.23m x 12.79m)

South facing rear garden. Immediate paved patio leading to lawn. Gated side entrance. Personal door to garage. Further paved patio area to rear. Fenced boundaries.

GARAGE

Single garage with up and over door. Power and light.

FRONT GARDEN

Block paved driveway providing parking for numerous vehicles. Circular flower bed. Path.



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



3, Welling Road, Orsett, GRAYS, RM16 3DF

Dwelling type: Detached house
Date of assessment: 05 March 2016
Date of certificate: 05 March 2016

Reference number: 8326-7027-4120-9355-6902
Type of assessment: RdSAP, existing dwelling
Total floor area: 117 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: £ 2,928

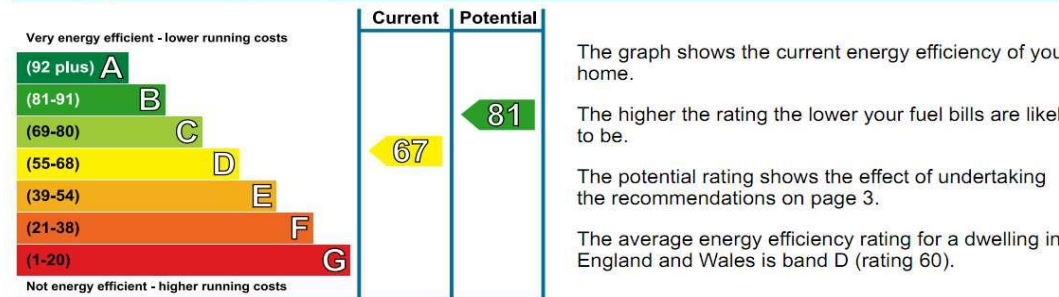
Over 3 years you could save £ 561

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 216 over 3 years	
Heating	£ 2,280 over 3 years	£ 1,920 over 3 years	
Hot Water	£ 348 over 3 years	£ 231 over 3 years	
Totals	£ 2,928	£ 2,367	

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 Increase loft insulation to 270 mm	£100 - £350	£ 90	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 189	
3 Low energy lighting for all fixed outlets	£40	£ 72	

See page 3 for a full list of recommendations for this property.

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.