



Orsett £199,995





**72 Hemley Road, Orsett, Grays, Essex, RM16 3DQ**

SITUATED ON THE POPULAR BEAUCHAMPS GATE DEVELOPMENT IS THIS ONE BEDROOM MEWS HOUSE. THE PROPERTY IS AN IDEAL FIRST TIME PURCHASER OR RENTAL INVESTMENT. ALSO COME WITH ALLOCATED PARKING. EPC: TBA

- ❖ ONE BEDROOM
- ❖ LOUNGE/DINER
- ❖ GAS CENTRAL HEATING
- ❖ ALLOCATED PARKING
- ❖ FITTED KITCHEN
- ❖ DOUBLE GLAZED
- ❖ BATHROOM
- ❖ NO ONWARD CHAIN

### **ENTRANCE HALL**

Entrance via entrance door to entrance hall. Stairs to first floor. Under stairs storage area. Wall mounted boiler. Door to Bathroom. Radiator. Coving to ceiling. Laminated wood effect flooring.

### **BATHROOM** 8' 5" x 5' 6" (2.56m x 1.68m)

Panelled bath with electric shower over. Pedestal wash hand basin. Close coupled W.C. Part tiled walls. Obscured double glazed georgian style window to rear. Double radiator. Lino flooring.

### **LOUNGE/DINER** 12' 8" x 11' 9" (3.86m x 3.58m)

(Measurements are max) Double glazed georgian style windows to both front and rear. Coving to ceiling. Storage cupboard. Double radiator. Door to bedroom and archway leading to fitted kitchen. Laminated wood effect flooring.

### **BEDROOM** 9' 9" x 7' 8" (2.97m x 2.34m)

With double glazed georgian style window to front. Built in wardrobes around bed. further built in wardrobe with shelf and hanging space. Loft access. Laminated wood effect flooring.

### **FITTED KITCHEN** 7' 9" x 7' 2" (2.36m x 2.18m)

With matching wall and base units. Roll edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Electric hob with extractor above and electric over below. Tiled splash backs. Plumbing for washing machine. Double glazed georgian style window to rear. Coving to ceiling.



## EXTERIOR

The property comes with one allocated parking space.

## 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.



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**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		