



Orsett Village £439,000



ENTRANCE HALL

Approached via double glazed door. Radiator. Karndean flooring. Power points. Staircase to first floor.

CLOAKROOM

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

KITCHEN/BREAKFAST ROOM 12' 3" x 8' 9" (3.73m x 2.66m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Karndean flooring. Power points. Range of cream base and eye level units with complimentary work surface. Inset one and one half single drainer sink unit with mixer tap. Built in double oven. Five ring gas hob with canopy over. Integrated dishwasher, automatic washing machine, fridge and freezer. Tiled splashbacks.

LOUNGE 18' 2" x 15' 9" > 11'11 (5.53m x 4.80m > 3.63m)

Double glazed bay window to rear with central French doors to garden. Two radiators. Coved ceiling. Fitted carpet. Power points. Built in cupboard. Bevelled glass double doors to:

DINING ROOM 15' 9" x 8' 1" (4.80m x 2.46m)

Double glazed window to front. Radiator. Coved ceiling with inset lighting. Laminated wood flooring. Power points. Access to loft (part boarded). Double glazed French doors to garden.

LANDING

Radiator. Fitted carpet.



BEDROOM ONE 13' 5" x 10' 7" (4.09m x 3.22m)

Two double glazed windows to rear. Radiator. Fitted carpet. Power points. Range of double wardrobes with hanging and shelf space. Further built in cupboard.

EN SUITE

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

BEDROOM TWO 11' 2" x 8' 7" (3.40m x 2.61m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Range of fitted double and single wardrobes.

BATHROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of 'P' shaped bath. Vanity wash hand basin. Concealed cistern WC. Tiling to walls with vertical border.

SECOND FLOOR LANDING

Fitted carpet.

BEDROOM THREE 12' 8" x 12' 3" (3.86m x 3.73m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Range of glass fronted fitted wardrobes with hanging and shelf space. Access to loft (part boarded with power and light). Cupboard housing boiler (not tested).



6 Hew Watt Close, Orsett, Essex, RM16 3GII

BEDROOM FOUR 15' 5" x 7' 7" (4.70m x 2.31m)

Two velux windows to rear. Radiator. Fitted carpet. Power points. Fitted double wardrobes with low level cupboards.

REAR GARDEN

Immediate decked patio area leading to lawn. Path to paved patio with pergola. Summerhouse with power and light.

FRONT GARDEN

Stone beds and path. Block paved driveway providing parking for two vehicles.



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.

