



Orsett Village Offers in Excess of



COVERED PORCH

Door to:

ENTRANCE HALL

Radiator. Coved ceiling. Oak flooring. Stairs to first floor with cupboard under.

CLOAKROOM

Obscure window. Radiator. Tiled floor. White suite comprising of pedestal wash hand basin. Low flush WC. Half tiled walls with border tile.

LOUNGE 21' 4" x 12' 1" (6.50m x 3.68m)

Windows to front and side. Two radiators. Coving to ceiling. Fitted carpet. Power points. Feature Marble fireplace and hearth.

DINING ROOM 11' 6" x 11' 1" (3.50m x 3.38m)

French doors to garden. Radiator. Coving to ceiling. Fitted carpet. Power points.

KITCHEN/BREAKFAST ROOM 13' 10" > 9' 8" x 11' 3" (4.21m > 2.94m x 3.43m)

Window to rear. Textured ceiling. Tiled flooring. Power points. Range of Oak finish base and eye level units with complementary work surfaces. Inset one and one half sink unit with mixer tap. Recesses for appliances. Tiling to walls. Recess with boiler (Not tested). Door to lobby.

LOBBY

Coved ceiling. Fitted carpet. Doors to front and rear. Door to annex.

LANDING

Full height window to side. Coving to ceiling. Fitted carpet. Power point. Access to loft space.



The Olives, Rectory Road, Orsett, Essex, RM16 3EH

BEDROOM ONE 12' 4" x 12' 0" (3.76m x 3.65m)

Window to side. Skirting radiator. Coving to ceiling. Fitted carpet. Power points. Twin built in double wardrobes with central dressing table.

BEDROOM TWO 11' 6" x 9' 11" (3.50m x 3.02m)

Window to rear. Skirting radiator. Two built in sliding fronted wardrobes with hanging and shelf space. Fitted carpet. Power points.

BEDROOM THREE 11' 6" > 9' 6" x 9' 0" (3.50m > 2.89m x 2.74m)

Window to rear. Coving to ceiling. Skirting radiator. Built in double wardrobes. Fitted carpet. Power points.

BEDROOM FOUR 12' 4" > 10' 4" x 9' 0" (3.76m > 3.15m x 2.74m)

Window to front. Built in double wardrobes. Skirting radiator. Coving to ceiling. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of corner bath with mixer shower over. Vanity wash hand basin with cupboard under. Low flush WC. Tiling to walls with border tile.

ANNEX

RECEPTION ROOM 14' 2" x 13' 5" max (4.31m x 4.09m max)

Entrance door to front. Window to side. Textured ceiling. Fitted carpet. Radiator. Power points.



ANNEX

RECEPTION ROOM 14' 2" x 13' 5" max (4.31m x 4.09m max)

Entrance door to front. Window to side. Textured ceiling. Fitted carpet. Radiator. Power points.

INNER HALL

Fitted carpet. Coved ceiling. Doors to shower room, utility room and bedroom.

UTILITY ROOM 5' 5" x 4' 0" (1.65m x 1.22m)

Obscure window. Fitted carpet. Power points. Plumbing for washing machine. Double base unit with shelving above.

SHOWER ROOM

Feature obscure window. Radiator. Inset lighting to ceiling. Vinyl flooring. White suite comprising of corner vanity wash hand basin with cupboard under and tiled splashback. Tiled shower cubicle with electric shower over. Extractor fan.

BEDROOM 13' 9" x 12' 11" max (4.19m x 3.93m max)

Windows overlooking garden with central French doors. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Built in cupboard.

REAR GARDEN

Immediate paved patio leading to lawn with flower and shrub borders. Summerhouse. Gated side entrance. Walkway to side of annex leading to courtyard and personal door to garage.

FRONT GARDEN

Blocked paved driveway providing parking for two vehicles. Flower and shrub bed. Path.



DOUBLE GARAGE

Up and over door. Power and light.

REAR GARDEN

Immediate paved patio leading to lawn with flower and shrub borders. Summerhouse. Gated side entrance. Walkway to side of annex leading to courtyard and personal door to garage.

FRONT GARDEN

Blocked paved driveway providing parking for two vehicles. Flower and shrub bed. Path.

DOUBLE GARAGE

Up and over door. Power and light.



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



The Olives, Rectory Road, Orsett, GRAYS, RM16 3EH

Dwelling type: Detached house

Date of assessment: 29 July 2016

Date of certificate: 29 July 2016

Reference number: 8736-7323-4300-5661-4922

Type of assessment: RdSAP, existing dwelling

Total floor area: 162 m²

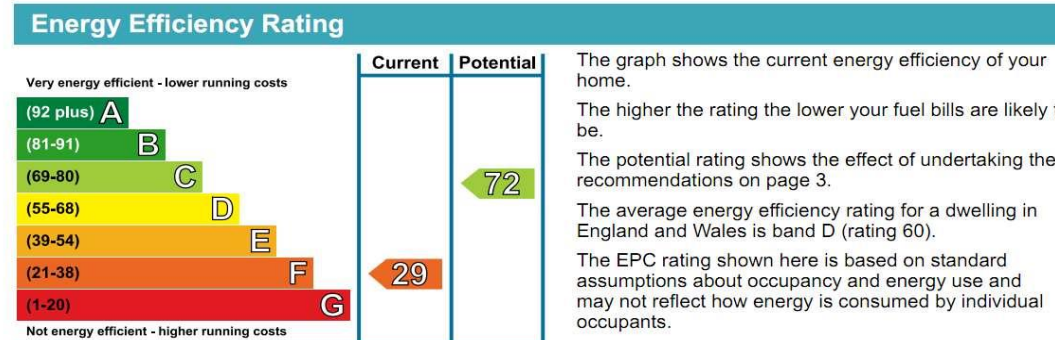
Use this document to:

- 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:	£ 8,598
Over 3 years you could save	£ 4,707

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 525 over 3 years	£ 279 over 3 years	
Heating	£ 7,110 over 3 years	£ 3,366 over 3 years	
Hot Water	£ 963 over 3 years	£ 246 over 3 years	
Totals	£ 8,598	£ 3,891	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 438
2 Internal or external wall insulation	£4,000 - £14,000	£ 435
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 543

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.