



Orsett Village Monthly Rental Of



## **ENTRANCE HALL**

Approached via double glazed door. Radiator. Coved ceiling with inset lighting. Laminated flooring. Stairs rising to the first floor.

## **CLOAKROOM**

Obscure double glazed window with shutter. Radiator. Two piece suite comprising of a Low flush WC and a pedestal wash hand basin with tile splash back. Inset lighting to ceiling. Tiled flooring.

## **KITCHEN** 10' 6" x 8' 4" (3.20m x 2.54m)

Double glazed window to front with shutters. Radiator. Power points. Range of modern wood effect units to base and eye level. Inset one and quarter bowl stainless steel single drainer sink unit with mixer tap inset roll edge work surface. Built in stainless steel oven and hob with over head matching extractor hood. Further integrated fridge/freezer and a dishwasher. Recess and plumbing for automatic washing machine. Tiled splash backs. Coved ceiling with inset lighting. Tiled floor.

## **LOUNGE** 15' 8" x 14' 8" (4.77m max x 4.47m)

Double glazed French doors to garden with double glazed side windows and fitted shutters. Two radiators. Built in storage cupboard. Power points. Coved ceiling with inset lighting. Laminated flooring.

## **LANDING**

Radiator. Cupboard housing hot water system (Not tested). Coved ceiling with inset lighting. Access to loft space. Carpet.



## 33 Randall Drive Orsett Village Essex RM16 3GT

### **BEDROOM ONE** 12' 4" x 9' 0" (3.76m x 2.74m)

Double glazed window to rear with shutters. Radiator. Power points. Range of double and single wardrobes with hanging and shelf space. Coved ceiling with inset lighting. Fitted carpet. Courtesy door to: -

### **EN SUITE**

Obscure double glazed window with shutter. Radiator. Three piece suite comprising of a low flush WC, pedestal wash hand basin with tiled splash back and a shower cubicle with direct feed shower system. Inset lighting to ceiling. Vinyl flooring.

### **BEDROOM TWO** 15' 11" x 9' 0" (4.85m x 2.74m)

Double glazed windows to front and rear with shutters. Two radiators. Coved ceiling with inset lighting. Laminated flooring. Power points.

### **BEDROOM THREE** 10' 10" x 9' 0" (3.30m x 2.74m max)

Double glazed window to front with shutters. Radiator. Coved ceiling with inset lighting. Laminated flooring. Power points.

### **BATHROOM**

Obscure double glazed window with shutter. Radiator. Three piece suite comprising of low flush WC, pedestal wash hand basin and a panelled bath with shower attachment. Part tiled walls. Inset lighting to ceiling. Vinyl flooring.

### **REAR GARDEN**

Immediate paved patio leading to lawn with flower and shrub border. Summer house. Personal door to garage. Gated side entrance. Outside tap and lighting.



## **FRONT GARDEN**

Stone beds. Path. Blocked paved, part covered, driveway providing parking for two vehicles leading to Garage.

## **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.



**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.



# Energy Performance Certificate



33, Randall Drive, Orsett, GRAYS, RM16 3GT

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 31 October 2013  
**Date of certificate:** 01 November 2013

**Reference number:** 7698-1917-7270-1157-8930  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 82 m<sup>2</sup>

## Use this document to:

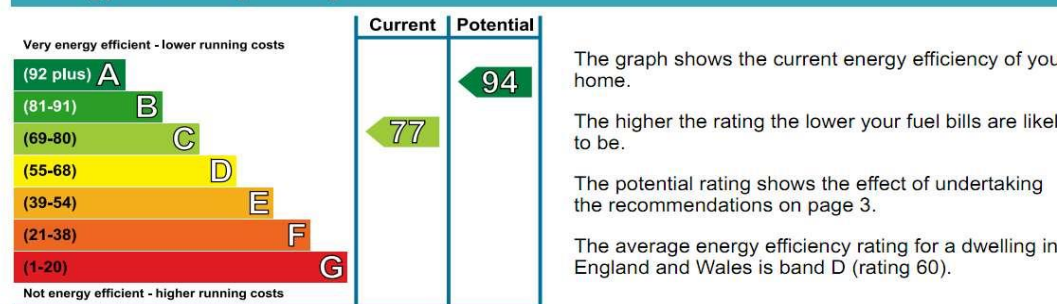
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,500</b>
<b>Over 3 years you could save</b>	<b>£ 174</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 156 over 3 years	
Heating	£ 984 over 3 years	£ 999 over 3 years	
Hot Water	£ 252 over 3 years	£ 171 over 3 years	
<b>Totals</b>	<b>£ 1,500</b>	<b>£ 1,326</b>	

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 Low energy lighting for all fixed outlets	£60	£ 96	
2 Solar water heating	£4,000 - £6,000	£ 78	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 735	✓

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](http://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.