



Orsett £430,000



7 Bloomfield Walk, Orsett, Essex, RM16 3GW

AN EXTREMELY TASTEFUL THREE BEDROOM END TERRACE HOUSE SITUATED IN AN ENVIABLE POSITION OVERLOOKING THE GREEN ON THE POPULAR ORSETT VILLAGE DEVELOPMENT WITH EN SUITE TO MASTER BEDROOM WHICH NEEDS TO VIEWED TO BE APPRECIATED. NO ONWARD CHAIN. EPC: C.

- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ FAMILY BATHROOM
- ❖ GARAGE
- ❖ NO ONWARD CHAIN
- ❖ CLOAKROOM
- ❖ LOUNGE/DINING ROOM
- ❖ TWO FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ OVERLOOKING LOCAL GREEN

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 pedestal wash hand basin with tiled splashback. Low flush WC.

KITCHEN 11' 5" x 8' 3" > 7'5 (3.48m x 2.51m > 2.26m)

Double glazed window to front. Inset lighting to ceiling. Karndean flooring. Power points. Range of base and eye level units with granite work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven. Five ring gas hob with extractor fan over. Integrated fridge, freezer, dishwasher and washer dryer. Tiled splashbacks.

LOUNGE/DINING ROOM 15' 9" x 14' 11" > 18'0 (4.80m x 4.54m > 5.48m)

Double glazed windows to rear with central French doors to garden. Radiator. Fitted carpet. Power points. Built in cupboard.

FIRST FLOOR LANDING

Radiator. Fitted carpet. Double cupboard housing boiler (Not Tested). Spindle staircase to second floor landing.



BEDROOM TWO 14' 11" x 10' 5" (4.54m x 3.17m)

Two double glazed windows to rear. Radiator. Fitted carpet. Power points. Walk in wardrobe.

BEDROOM THREE 11' 8" x 8' 0" (3.55m x 2.44m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

BATHROOM

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

SECOND FLOOR LANDING

Velux window. Fitted carpet. Eaves storage.

BEDROOM ONE 16' 10" > 12' 8" x 11' 9" (5.13m > 3.86m x 3.58m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. Built in wardrobes with hanging and shelf space. Access to loft.



EN SUITE

Velux window. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of pedestal wash hand basin. Double shower cubicle with mixer shower. Low flush WC. Tiling to walls with border tile.

REAR GARDEN

West facing garden with immediate paved patio leading to lawn. Path. Gated side and rear entrances.

FRONT GARDEN

Mainly laid to lawn with hedge boundaries. Path. Bin storage area.

GARAGE

Located nearby with driveway providing parking for one car. Up and over door.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: E. EPC: C. A management fee is payable to RMG of approximately £160 p.a.



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. 6. There is a residents association and a fee payable to RMG management company.



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.

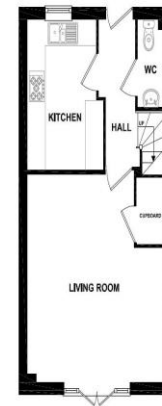


Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1094 sq. ft. (101.6 sq. m.) approx