



Orsett £475,000



7 Ashby Close, Orsett, Essex, RM16 3DX

AN EXTREMELY DESIRABLE FOUR BEDROOM DETACHED HOUSE SITUATED WITHIN THE POPULAR BEAUCHAMP GATE ORSETT DEVELOPMENT BEING TASTEFULLY DECORATED THROUGHOUT WITH EN SUITE TO MASTER BEDROOM, TWO RECEPTION ROOMS, AND FOUR CAR DRIVEWAY TO DETACHED DOUBLE GARAGE. EPC: E.

- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ DINING ROOM
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ FAMILY BATHROOM
- ❖ DETACHED DOUBLE GARAGE
- ❖ CLOAKROOM
- ❖ UTILITY ROOM
- ❖ LOUNGE
- ❖ THREE FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ PARKING FOR FOUR VEHICLES

ENTRANCE HALL

Boxed radiator. Coved ceiling. Quartz tiled flooring. Power points. Spindled staircase to first floor with recess under.

CLOAKROOM

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

LOUNGE 16' 6" x 11' 5" (5.03m x 3.48m)

Double glazed window to rear. Boxed radiator. Coved ceiling. Fitted carpet. Power points. Double glazed French doors to garden.

DINING ROOM 12' 5" x 9' 7" (3.78m x 2.92m)

Double glazed window to rear. Boxed radiator. Coved ceiling. Fitted carpet. Power points.

KITCHEN 13'1" x 11'0" > 7'11" (3.98m x 3.35m > 2.41m)

Two double glazed windows to front. Radiator. Coved ceiling. Tiled flooring. Power points. Range of high gloss base and eye level units with granite work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven. Hob with canopy and extractor fan over. Integrated dishwasher. Tiled splashbacks. Open to:



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UTILITY ROOM 8' 0" x 4' 3" (2.44m x 1.29m)

Double glazed window to front. Coved ceiling. Tiled flooring. Power points. Range of base and eye level units with granite work surfaces. Inset sink with mixer tap. Recess and plumbing for automatic washing machine. Cupboard housing boiler (Not tested). Double glazed door to side.

LANDING

Double glazed window to front. Coved ceiling. Fitted carpet. Airing cupboard with lagged hot water tank.

BEDROOM ONE 14'11" > 12'1" x 10'11" (4.54m > 3.68m x 3.32m)

Double glazed window to rear. Boxed radiator. Coved ceiling. Fitted carpet. Power points.

EN SUITE

Obscure double glazed window. Heated towel rail. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under and tiled surround. Corner shower cubicle with mixer shower.

BEDROOM TWO 11' 4" x 8' 9" (3.45m x 2.66m)

Double glazed window to rear. Boxed radiator. Coved ceiling. Fitted carpet. Power points.



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BEDROOM THREE 8'11" > 5'11" x 7'4 (2.72m > 1.80m x 2.23m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points.

BEDROOM FOUR 9' 1" x 7' 1" (2.77m x 2.16m)

Double glazed window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Access to loft.

BATHROOM

Obscure double glazed window. Heated towel rail. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Panelled bath with mixer shower over. Tiling to walls.

REAR GARDEN

Immediate decked patio area leading to lawn with flower and shrub borders. Shed. Gated side entrance.

FRONT GARDEN

Mainly laid to lawn. Stepping stone path. Shrub bed. Own driveway with parking for four vehicles.



DETACHED GARAGE 16' 10" x 15' 8" (5.13m x 4.77m)

Twin up and over doors. Loft storage. 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



7, Ashby Close, Orsett, GRAYS, RM16 3DX

Dwelling type: Detached house
Date of assessment: 21 February 2015
Date of certificate: 01 March 2015
Reference number: 0898-2839-6520-9225-2571
Type of assessment: RdSAP, existing dwelling
Total floor area: 104 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:	£ 4,320
Over 3 years you could save	£ 2,445

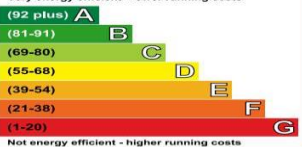
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 186 over 3 years	
Heating	£ 2,883 over 3 years	£ 1,458 over 3 years	
Hot Water	£ 1,152 over 3 years	£ 231 over 3 years	
Totals	£ 4,320	£ 1,875	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
47	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 Cavity wall insulation	£500 - £1,500	£ 1,008	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 219	✓
3 Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 426	✓

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 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.

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www.ChandlerandMartin.co.uk

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