



Orsett £400,000



2 St. Giles Close, Orsett, Essex, RM16 3EB

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A DELIGHTFUL LOCATION IN THE HEART OF ORSETT VILLAGE WHICH HAS SPACIOUS ACCOMMODATION, LONG DRIVEWAY TO GARAGE AND NO ONWARD CHAIN.
EPC: TBC.

- ❖ ENTRANCE PORCH
- ❖ KITCHEN/DINING ROOM
- ❖ FAMILY BATHROOM
- ❖ FRONT GARDEN
- ❖ GARAGE

- ❖ SPACIOUS LOUNGE
- ❖ THREE BEDROOMS
- ❖ REAR GARDEN
- ❖ LONG INDEPENDENT DRIVEWAY
- ❖ NO ONWARD CHAIN

ENTRANCE PORCH

Approached via double glazed door. Quarry tiled floor. Georgian glazed door to:

LOUNGE 28' 11" x 11' 9" > 9' (8.81m x 3.58m > 2.74m)

Double glazed window to front. Three radiators. Coving to ceiling. Laminated wood flooring. Stairs to first floor. Power points. Double glazed French doors to garden.

KITCHEN/DINING ROOM 19' 8" > 16' 11" x 9' 2" (5.99m > 5.15m x 2.79m)

Double glazed window to rear. Radiator. Coving to ceiling. Quarry tiled floor. Power points. Range of base and eye level units with Oak work surfaces. Inset sink unit with mixer tap. Recesses for appliances. Dresser unit with glass fronted display units. Built in cupboard. Tiled splashbacks. Stable door to garden.

LANDING

Fitted carpet. Access to loft space.

BEDROOM ONE 13' 5" x 12' 11" > 8' 11" (4.09m x 3.93m > 2.72m)

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



BEDROOM TWO 10' 3" x 10' 0" (3.12m x 3.05m)

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

BEDROOM THREE 9' 7" x 7' 1" (2.92m x 2.16m)

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

BATHROOM

Obscure double glazed window. Coving to ceiling with inset lighting. Radiator. Vinyl flooring. Victorian style suite comprising of roll top bath with ball and claw feet and central tap. Low flush WC. Vanity wash hand basin with cupboard under. Corner shower cubicle with mixer shower. Panelling to walls.

REAR GARDEN

Immediate paved patio leading to lawn with flower and shrub borders. Further patio to rear. Gated side entrance.

FRONT GARDEN

Mainly laid to lawn with long independent driveway providing parking for three vehicles.

GARAGE

Up and over door.



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. We must notify all interested parties that a member of staff is a relative to the vendor of this property.



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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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



All details are used only as a guide to the layout.
Plan produced using PlanUp.