



Orsett Village £435,000



## 5 Cassell Close, Orsett Village, Essex, RM16 3HQ

AN EXTREMELY WELL PRESENTED AND TASTEFULLY DECORATED FOUR BEDROOM TOWN HOUSE SITUATED IN A POPULAR LOCATION WITHIN THE ORSETT VILLAGE DEVELOPMENT WITH SOUTH FACING REAR GARDEN AND EN SUITE TO MASTER BEDROOM. EARLY VIEWING ADVISED. EPC: C.

❖ ENTRANCE HALL

❖ KITCHEN

❖ EN SUITE TO MASTER BEDROOM

❖ BATHROOM

❖ GARAGE

❖ CLOAKROOM

❖ LOUNGE/DINING ROOM

❖ THREE FURTHER BEDROOMS

❖ SOUTH FACING REAR GARDEN

❖ VIEWING ADVISED

## **ENTRANCE HALL**

Approached via double glazed door. Radiator. Fitted carpet. Power points.

## **CLOAKROOM**

Osbcure double glazed window. Radiator. Fitted carpet. White suite comprising of low flush WC. Pedestal wash hand basin with tiled splashbacks.

## **KITCHEN** 12' 5" x 8' 11 (3.78m x 2.72m)

Double glazed window to front. Radiator. Tiled flooring. Inset lighting to ceiling. Power points. Range of cream base and eye level units with complimentary work surface. Inset one and one half single drainer sink unit with mixer tap. Built in five ring gas hob with canopy and extractor fan over. Double oven. Integrated fridge, freezer, dishwasher and washing machine. Tiled splashbacks.

## **LOUNGE/DINING ROOM** 18' 8" x 15' 7 (5.69m x 4.75m)

Double glazed bay window to rear with central French doors to garden. Two radiators. Fitted carpet. Power points. Built in cupboard.

## **LANDING**

Radiator. Fitted carpet. Power points. Stairs to second floor.



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### **BEDROOM ONE** 13' 5" x 10' 7 (4.09m x 3.22m)

Two double glazed windows to rear. Radiator. Fitted carpet. Power points. Range of double built in wardrobes with hanging and shelf space. Further built in wardrobe cupboard.

### **EN SUITE**

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Double shower cubicle with mixer shower. Shaver point.

### **BEDROOM TWO** 11' 5" x 8' 5 (3.48m x 2.56m)

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

### **BATHROOM**

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of panelled bath with mixer shower attachment and tiled surround. Pedestal wash hand basin. Low flush WC. Shaver point.

### **SECOND FLOOR LANDING**

Fitted carpet.

### **BEDROOM THREE** 12' 5" x 11' 11 (3.78m x 3.63m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Built in cupboard housing boiler (Not tested).



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### **BEDROOM FOUR** 15' 5" x 7' 6 (4.70m x 2.28m)

Two velux windows to rear. Radiator. Fitted carpet. Power points.

### **REAR GARDEN**

South facing. Paved patio leading to lawn with flower and shrub border. Path. Rear access.

### **GARAGE**

Situated to the rear. Up and over door. COUNCIL TAX BAND: E. THE PROPERTY IS FREEHOLD. FEES PAYABLE TO RMG: £78.28 half yearly.



**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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		