



Orsett Village £1,200,000



CANOPIED ENTRANCE PORCH

Steps leading to front door.

ENTRANCE HALL

Georgian windows to front. Warm air vent. Ornate coving. Tiled flooring. Power points. Spindled staircase to first floor with recess under. Decorated with dado rail.

SNUG/STUDY 13' 6" x 10' 4" (4.11m x 3.15m)

Secondary double glazed sliding sash windows to front. Warm air vent. Coved ceiling. Fitted carpet. Power points. Feature brick fireplace with brick hearth and fitted gas fire. Half panelled walls. Serving hatch.

LOUNGE 24' 5" x 13' 10" (7.44m x 4.21m)

Two secondary double glazed sliding sash windows to front. Warm air vent. Coved ceiling. Fitted carpet. Power points. Feature marble fireplace with marble hearth. Double glazed French doors to garden. Open to:

DINING ROOM 13' 9" x 8' 9" (4.19m x 2.66m)

Double glazed Lead lite window to rear. Warm air vent. Coved ceiling. Fitted carpet. Power points.

KITCHEN 16' 11" x 8' 7" (5.15m x 2.61m)

Double glazed lead lite window to rear. Coved ceiling. Tiled walls. Power points. Range of base and eye level units with complimentary work surface. Inset one and one half stainless steel single drainer sink unit with mixer tap. Built in oven. Five ring gas hob with canopy over. Microwave. Tiling to walls. Integrated dishwasher and fridge. Wine rack. Boiler supplying heating (Not tested). Door to:

LOBBY 8' 0" x 5' 10" (2.44m x 1.78m)

Double glazed lead lite window to rear. Warm air vent. Coved ceiling. Tiled flooring. Power points. Butler sink. Half tiled walls. Doors to front and rear. Door to.



CLOAKROOM

Obscure double glazed lead lite window. Coved ceiling. Tiled flooring. Half tiled walls. Wall mounted wash hand basin. Low flush WC.

UTILITY ROOM 8' 1" x 6' 8" (2.46m x 2.03m)

Double glazed lead lite window to rear. Tiled flooring. Power points. Half tiled walls. Boiler for hot water (not tested). Wall cupboards. Door to garage.

LANDING

Half galleried landing. Secondary double glazed window to front. Warm air vent. Ornate coving to ceiling. Fitted carpet. Power points. Decorated with dado rail. Airing cupboard.

BEDROOM ONE 19' 0" x 14' 7" > 11' 0" (5.79m x 4.44m > 3.35m)

Secondary double glazed sliding sash windows to front. Warm air vent. Coved ceiling. Fitted carpet. Power points. Range of Georgian fronted wardrobes with hanging and shelf space. Bed recess with canopy over. Double glazed lead lite French doors to balcony.

EN SUITE

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of double shower cubicle with mixer shower. Vanity wash hand basin with cupboard under. Low flush WC. Half tiled walls with border tile. Extractor fan.

BEDROOM TWO 10' 1" > 8' 0" x 13' 5" (3.07m > 2.44m x 4.09m)

Secondary double glazed sliding sash window to front. Warm air vent. Coved ceiling. Fitted carpet. Power points. Built in wardrobe cupboard.

BEDROOM THREE 9' 6" x 8' 9" (2.89m x 2.66m)

Double glazed lead lite window to rear. Warm air vent. Coved ceiling. Fitted carpet. Power points. Built in wardrobe cupboard.



Fen House Rectory Road Orsett Essex RM16 3EL

BEDROOM FOUR 8' 6" x 8' 9" (2.59m x 2.66m)

Double glazed lead lite window to rear. Warm air vent. Coved ceiling. Fitted carpet. Power points. Range of fitted wardrobes with hanging and shelf space. Decorated with dado rail.

BATHROOM

Obscure double glazed lead lite window. Warm air vent. Coved ceiling with inset lighting. Tiled flooring. Three piece suite comprising of panelled bath with mixer shower attachment. Pedestal wash hand basin. Low flush WC. Tiling to walls with border tile.

REAR GARDEN

Immediate paved patio leading to lawn with flower and shrub borders. Archway leading to private garden area. Mature trees and shrubs.

SIDE GARDEN

Possible building plot subject to planning permission. Mainly laid to lawn with mature trees.

PADDOCK

Mainly laid to lawn with mature trees. Greenhouse and shed to remain. Post and rail fencing. Gated entrance.

FRONT GARDEN

The property is approached via sweeping In and Out driveway providing parking for several vehicles. Remainder laid to lawn with flower and shrub beds.

DOUBLE GARAGE

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



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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.



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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.



Energy Performance Certificate



Fen House, Conways Road, Orsett, GRAYS, RM16 3EL

Dwelling type: Detached house
Date of assessment: 28 April 2015
Date of certificate: 29 April 2015
Reference number: 2388-4023-7244-3555-6940
Type of assessment: RdSAP, existing dwelling
Total floor area: 167 m²

Use this document to:

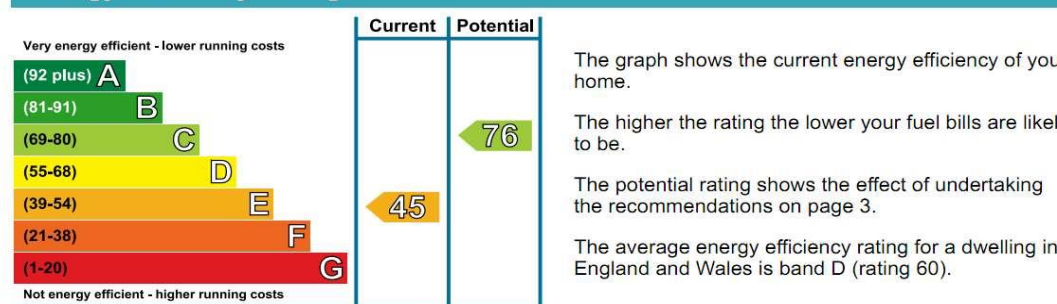
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,201
Over 3 years you could save	£ 2,874

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 240 over 3 years	
Heating	£ 5,223 over 3 years	£ 2,862 over 3 years	
Hot Water	£ 543 over 3 years	£ 225 over 3 years	
Totals	£ 6,201	£ 3,327	

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 Increase loft insulation to 270 mm	£100 - £350	£ 213	✓
2 Cavity wall insulation	£500 - £1,500	£ 1,326	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 252	✓

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.