



Orsett Village £540,000





## **ENTRANCE HALL**

Approached via double glazed door. Double glazed window to front. Radiator. Laminated flooring. Staircase to first floor with cupboard under.

## **CLOAKROOM**

Obscure double glazed window. Laminated wood flooring. White suite comprising of low flush WC. Pedestal wash hand basin with tiled splashback.

## **LOUNGE** 15' 6" x 13' 0" (4.72m x 3.96m)

Double glazed window to side. Radiator. Fitted carpet. Power points. Feature fireplace with stone hearth. Double glazed French doors to garden.

## **DINING ROOM** 13' 9" x 8' 8" (4.19m x 2.64m)

Double glazed windows to side and front. Radiator. Fitted carpet. Power points.

## **STUDY** 9' 0" x 6' 11" (2.74m x 2.11m)

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

## **KITCHEN/DINING ROOM** 16' 7" x 13' 9" max (5.05m x 4.19m)

Double glazed window to front. Radiator. Tiled flooring. Power points. Range of Oak finish base and eye level units with complimentary work surface. Inset one and one half sink unit with mixer tap. Built in double oven and five ring gas hob with canopy over. Integrated fridge, freezer and dishwasher. Double glazed French doors to garden.



**UTILITY ROOM** 5' 9" x 5' 8" (1.75m x 1.73m)

Double glazed door to rear. Tiled flooring. Power points. Double base unit with complimentary work surface over. Stainless steel sink unit with mixer tap. Recess and plumbing for automatic washing machine. Extractor fan.

**LANDING**

Double glazed window to rear. Radiator. Fitted carpet. Power points. Cupboard housing boiler (Not tested).

**MASTER BEDROOM** 16' 10" > 9'11" x 13' 1" (5.13m > 3.02m x 3.98m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. Dressing area with built in double wardrobes with hanging and shelf space.

**EN SUITE**

Obscure double glazed window. White suite comprising of concealed cistern WC. Vanity wash hand basin with drawers under. Double shower cubicle with mixer shower. Shaver point. Tiling to walls.

**BEDROOM TWO** 13' 10" x 13' 10" > 8' 10" (4.21m x 4.21m > 2.69m)

Three double glazed windows to front and rear. Radiator. Fitted carpet. Power points. Range of built in double wardrobes with hanging and shelf space.

**BEDROOM THREE** 13' 8" x 8' 10" (4.16m x 2.69m)

Two double glazed windows to front and side. Radiator. Fitted carpet. Power points. Built in double wardrobe. Access to loft.



## 1 Shelford Close Orsett Essex RM16 3HN

### **BEDROOM FOUR** 10' 1" x 10' 3" > 8' 4" (3.07m x 3.12m > 2.54m)

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

### **FAMILY BATHROOM**

Obscure double glazed window. Radiator. Tiled flooring. White suite comprising of panelled bath with mixer shower attachment. Pedestal wash hand basin. Low flush WC. Tiled shower cubicle with mixer shower. Tiling to walls with border tile.

### **REAR GARDEN**

Paved patio stepping to lawn with shrub border. Gated side entrance. Wall and fence boundaries. Personal door to garage. Outside tap.

### **FRONT GARDEN**

Low level brick built wall with railings. Block paved off street parking for one car. Own driveway to garage providing parking for two further vehicles. Lawn to side with hedged boundary.

### **GARAGE**

Up and over door. 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.



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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



1, Shelford Close, Orsett, GRAYS, RM16 3HN

**Dwelling type:** Detached house  
**Date of assessment:** 22 November 2016  
**Date of certificate:** 22 November 2016

**Reference number:** 9240-2882-7597-9526-6935  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 140 m<sup>2</sup>

## Use this document to:

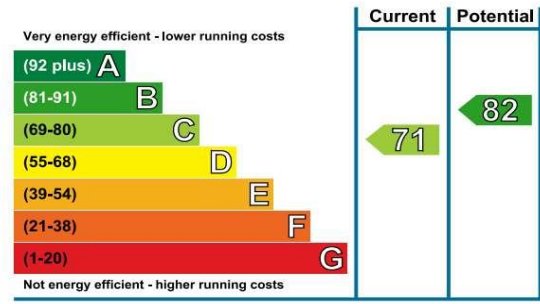
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,853</b>
<b>Over 3 years you could save</b>	<b>£ 387</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 243 over 3 years	
Heating	£ 1,956 over 3 years	£ 2,079 over 3 years	
Hot Water	£ 447 over 3 years	£ 144 over 3 years	
<b>Totals</b>	<b>£ 2,853</b>	<b>£ 2,466</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## 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 Low energy lighting for all fixed outlets	£95	£ 171	
2 Solar water heating	£4,000 - £6,000	£ 219	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 867	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.