



Orsett £285,000



ENTRANCE HALL

Via door with obscure double glazed paned inserts. Radiator. Coved and textured ceiling. Laminated wood flooring.

KITCHEN 8' 5" x 7' 9" (2.56m x 2.36m)

Double glazed window to front. Range of modern high gloss base and eye level units with complimentary work surfaces. Inset stainless steel single drainer sink unit with mixer tap. Built in stainless steel oven and hob with an overhead extractor hood. Recesses for appliances. Wall mounted boiler (Not tested). Part tiled walls. Coved and textured ceiling. Vinyl flooring. Power points.

LOUNGE 15' 7" x 11' 9" (4.75m x 3.58m)

Double glazed window to rear. Part double glazed door leading to garden. Radiator. Coved and textured ceiling. Staircase to first floor with recess under. Laminated wood flooring. Power points.

LANDING

Coved and textured ceiling. Fitted carpet.

BEDROOM ONE 11' 11" x 11' 9" (3.63m x 3.58m)

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



56 Alderton Road, Orsett, Essex, RM16 3DZ

BEDROOM TWO 12' 3" x 5' 7" (3.73m x 1.70m)

Double glazed window to front. Radiator. Coved and textured ceiling. Access to loft. Laminated wood flooring. Power points.

BATHROOM

Obscure double glazed window. Heated towel rail. Three piece suite comprising of low flush WC. Pedestal wash hand basin. Panelled bath with shower attachment. Built in storage cupboard. Coved and textured ceiling. Vinyl flooring.

REAR GARDEN

Immediate block paved patio area with the remainder laid to lawn. Rear access.

ALLOCATED PARKING

Situated a short distance from the property.



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



56, Alderton Road, Orsett, GRAYS, RM16 3DZ

Dwelling type: Mid-terrace house
Date of assessment: 10 November 2014
Date of certificate: 10 November 2014
Reference number: 8124-6729-9289-1570-9992
Type of assessment: RdSAP, existing dwelling
Total floor area: 53 m²

Use this document to:

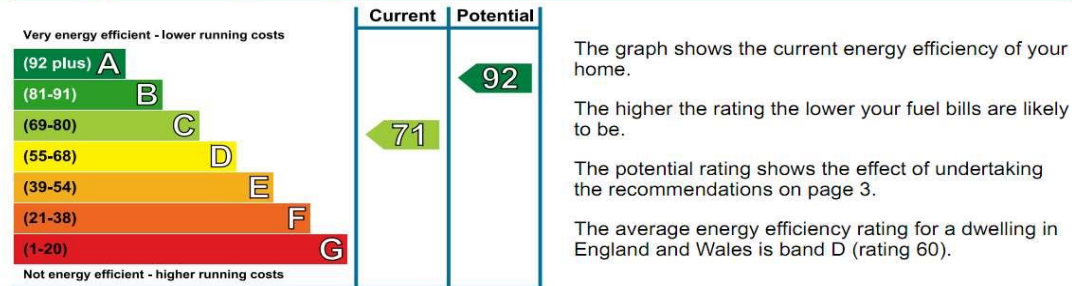
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,587
Over 3 years you could save	£ 456

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 105 over 3 years	
Heating	£ 960 over 3 years	£ 807 over 3 years	
Hot Water	£ 414 over 3 years	£ 219 over 3 years	
Totals	£ 1,587	£ 1,131	

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 Floor insulation	£800 - £1,200	£ 66	✓
2 Low energy lighting for all fixed outlets	£45	£ 90	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 192	✓

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.