



Orsett Guide Price £600,000



99A High Road, Orsett, Essex, RM16 3LD

A RARE OPPORTUNITY TO ACQUIRE A TWO BEDROOM DETACHED BUNGALOW WITHIN ORSETT VILLAGE WITH GROUNDS APPROACHING HALF AN ACRE (STLS) WHICH OFFERS GOOD SIZE ACCOMMODATION, TWO GARAGES, WORKSHOP AND NO ONWARD CHAIN. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ BATHROOM
- ❖ WORKSHOP
- ❖ EARLY VIEWING ADVISED
- ❖ LOUNGE
- ❖ TWO BEDROOMS
- ❖ TWO GARAGES
- ❖ GROUNDS APPROACHING HALF AN ACRE (STLS)

ENTRANCE HALL

Approached via double glazed door. Radiator. Coving to ceiling. Karndean flooring. Built in cupboard.

CLOAKROOM

Wall mounted wash hand basin. Low flush WC. Vinyl flooring. Tiling to walls.

LOUNGE 16' 2" x 14' 10" (4.92m x 4.52m)

Double glazed windows to front and side. Radiator. Coving to ceiling. Karndean flooring. Power points.

KITCHEN/DINING ROOM 17' 4" x 15' 11" max (5.28m x 4.85m max)

Double glazed window to rear. Radiator. Coving to ceiling. Karndean flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in double oven. Induction hob with canopy over. Integrated dishwasher, fridge and freezer. Glass fronted display units. Double glazed patio door to garden.

BEDROOM ONE 11' 0" x 9' 8" (3.35m x 2.94m)

Double glazed window to front. Radiator. Coving to ceiling. Karndean flooring. Power points. Range of mirror fronted wardrobes with hanging and shelf space.



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

Double glazed window to rear. Radiator. Coving to ceiling. Power points. Built in cupboard. Vinyl flooring.

BATHROOM

Obscure double glazed window. Heated towel rail. Coving to ceiling. Vinyl flooring. White suite comprising of corner shower cubicle. Vanity wash hand basin with cupboard under. Concealed cistern WC. Panelled Whirlpool bath. Wall units. Tiling to walls.

GROUNDS

The property is approached via a block paved in and out driveway providing parking for several vehicles with flower and shrub borders. To the side there is a long independent gated driveway leading to the rear. Immediately to the rear of the bungalow is paved patio and fenced garden with a path to the garages and workshop all with power and light, further garden area with an abundance of fruit trees and vegetable garden.

GARAGE ONE

Up and over door. Power and lighting.

GARAGE TWO

Up and over door. Power and lighting.

WORKSHOP

Paved hard standing. Double doors. 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. 6. We understand from the vendor that the property was subject to an insurance claim in 2018. Further details upon request. 7. Some of the external pictures were taken at an earlier date. 8. The property has the benefit of solar panels.



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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.

