



Orsett Village £350,000



Double glazed door to:

ENTRANCE HALL

Two radiators. Coving to ceiling. Laminated flooring. Built in cupboard. Stairs to first floor with cupboard under.

CLOAKROOM

White suite comprising of wall mounted wash hand basin with tiled splashback. Low flush WC. Coving to ceiling. Vinyl flooring.

LOUNGE 15' 8" x 12' 4" (4.77m x 3.76m)

Double glazed window to front and side. Radiator. Coving to ceiling. Laminated flooring. Power points. Decorated with picture rail.

KITCHEN 16' 7" x 10' 0" (5.05m x 3.05m)

Double glazed window to rear. Radiator. Coved ceiling. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recess for range style cooker with extractor fan over. Recesses for appliances. Tiling to walls.

DINING ROOM/PLAYROOM 16' 9" x 8' 2" (5.10m x 2.49m)

Double glazed patio door to garden. Radiator. Coved ceiling. Fitted carpet and laminated flooring. Power points.

LANDING

Coved ceiling. Fitted carpet. Power point. Access to loft space.



9 The Green, Orsett, Essex, RM16 3EX

BEDROOM ONE 11' 7" x 9' 9" (3.53m x 2.97m)

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

BEDROOM TWO 9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points.

BEDROOM THREE 9' 9" x 7' 8" (2.97m x 2.34m)

Double glazed patio door leading to balcony. Radiator. Coving to ceiling. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of panelled bath. Pedestal wash hand basin. Low flush WC. Shower cubicle with electric shower. Tiling to walls with border tile. Cupboard housing boiler (Not tested).

REAR GARDEN

Raised deck area stepping to lawn with flower and shrub borders. Shed. Gated side entrance.

FRONT GARDEN

Mainly laid to lawn with hard standing for two vehicles.

GARAGE

In block to front. Up and over door.



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



9, The Green, Orsett, GRAYS, RM16 3EX

Dwelling type: End-terrace house
Date of assessment: 05 January 2016
Date of certificate: 05 January 2016

Reference number: 8176-7229-1810-9855-2906
Type of assessment: RdSAP, existing dwelling
Total floor area: 141 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

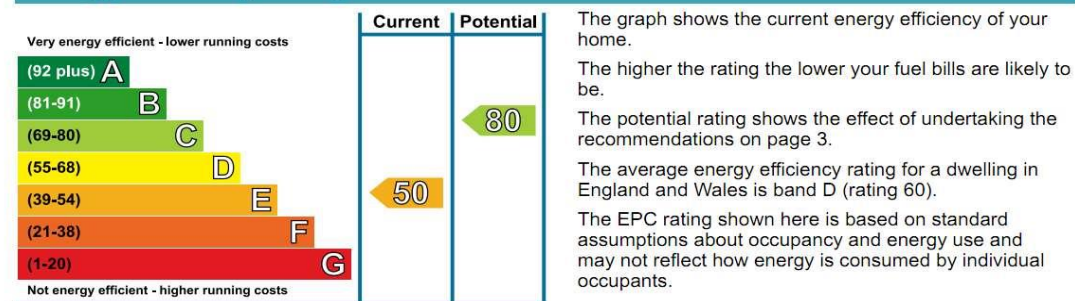
Estimated energy costs of dwelling for 3 years:	£ 5,058
Over 3 years you could save	£ 2,364

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 465 over 3 years	£ 234 over 3 years	
Heating	£ 3,864 over 3 years	£ 2,217 over 3 years	
Hot Water	£ 729 over 3 years	£ 243 over 3 years	
Totals	£ 5,058	£ 2,694	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 96
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 531
3 Cavity wall insulation	£500 - £1,500	£ 789

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.