



Orsett £425,000



ENTRANCE HALL

Approached via double glazed door. Radiator. Tiled flooring. Stairs to first floor.

CLOAKROOM

Obscure double glazed window. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC.

LOUNGE 17' 5" x 10' 7" (5.30m x 3.22m)

Double glazed bay window to front. Radiator. Laminated flooring. Power points. Feature fireplace with wood surround.

KITCHEN/FAMILY ROOM 17' 8" x 11' 9" (5.38m x 3.58m)

Double glazed window to rear. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in double over and hob with extractor fan over. Integrated fridge, freezer, dishwasher and washing machine. Further range of units with complimentary work surfaces. Open to:

DINING ROOM/STUDY 10' 8" x 8' 8" (3.25m x 2.64m)

Double glazed window to rear. Radiator. Tiled flooring. Power points. Double glazed French doors to garden.

LANDING

Radiator. Fitted carpet. Power points. Access to loft space. Double cupboard housing boiler (Not tested).



1 Medbree Court, Orsett, Essex, RM16 3GZ

MASTER BEDROOM 12' 10" x 10' 4" (3.91m x 3.15m)

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

EN-SUITE

Obscure double glazed window. Radiator. 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. Tiling to walls with vertical border tile.

BEDROOM TWO 14' 0" x 8' 10" (4.26m x 2.69m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Range of double and single wardrobes with hanging and shelf space.

BEDROOM THREE 9' 9" x 8' 3" (2.97m x 2.51m)

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

BEDROOM FOUR 10' 4" x 7' 6" (3.15m x 2.28m)

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



1 Medbree Court, Orsett, Essex, RM16 3GZ

BATHROOM

Obscure double glazed window. Radiator. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Panelled bath with tiled surround.

REAR GARDEN

Immediate paved patio leading to artificial lawn. Further patio to rear. Outside tap. Two gated side entrances. Shed.

FRONT GARDEN

Shrub beds with hedging. Path. Block paved, covered own driveway providing parking for two vehicles.

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. 6. We understand there is a residence association and a management fee payable to RMG.



1 Medbree Court, Orsett, Essex, RM16 3GZ



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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |