



Orsett £365,000



16 Welling Road, Orsett, Essex, RM16 3DF

LOCATED ON THIS POPULAR DEVELOPMENT IS THIS WELL PRESENTED TWO BEDROOM END TERRACED PROPERTY WHICH OFFERS EXTRA LIVING SPACE DOWNSTAIRS, BENEFITS FROM A LUXURIOUS MODERN FITTED KITCHEN/FAMILY ROOM, CONSERVATORY, UTILITY ROOM, PLAYROOM AND PARKING FOR TWO VEHICLES. GOOD ROAD LINKS TO THE A13, M25 AND A128. VIEWING ESSENTIAL. EPC. C

- ❖ ENTRANCE HALL
- ❖ CONSERVATORY
- ❖ PLAYROOM
- ❖ BATHROOM
- ❖ OWN DRIVEWAY
- ❖ LUXURIOUS FITTED KITCHEN/FAMILY ROOM
- ❖ UTILITY ROOM
- ❖ TWO BEDROOMS
- ❖ REAR GARDEN
- ❖ VIEWING ADVISED

KITCHEN/FAMILY ROOM 11' 9" x 22' 5" (3.58m x 6.83m)

Double glazed window to front with shutters. Double glazed entrance door. Plaster ceiling with concealed lighting. Range of grey base units with complimentary quartz work surfaces. Inset white Butler sink. Modern Victorian style mixer tap. Stainless steel canopy with extractor. Integrated fridge and freezer. Central island . Modern grey cabinets. Quartz work surface. Integrated breakfast bar. Power points. Large porcelain tiled flooring with under floor heating. Dog leg stair case to first floor. Double glazed patio door to conservatory.

CONSERVATORY 10' 1" x 8' 3" (3.07m x 2.51m)

Double glazed French doors to rear. Plaster ceiling. Porcelain tiled flooring. Door to.

UTILITY ROOM 7' 7" x 7' 8" (2.31m x 2.34m)

Plaster ceiling. Access to loft space. Range of modern base units with complimentary work surface. Appliance recess. Emulsion walls. Power points. Carpet tiled flooring. Door to.

PLAYROOM 7' 7" x 7' 8" (2.31m x 2.34m)

Double glazed window to flank. Plaster ceiling. Power points. Emulsion walls. Fitted carpet.

LANDING 0' 0" x 0' 0" (0.00m x 0.00m)

Plaster ceiling. Fitting carpet. Panel doors to all rooms.



BEDROOM ONE 11' 10" x 10' 9" (3.60m x 3.27m)

Double glazed window to front with shutters. Plaster ceiling. Inset lighting to ceiling. Emulsion walls. Power points. Full length pine fronted fitted wardrobes. Radiator. Fitted carpet.

BEDROOM TWO 12' 10" x 5' 8" (3.91m x 1.73m)

Double glazed window to front. Access to loft. Plaster ceiling. Inset lighting to ceiling. Emulsion walls. Power points. Radiator. Fitted carpet.

BATHROOM

Double glazed window to front. Plaster ceiling. Inset lighting to ceiling. Modern white four piece suite comprising of low flush WC. Pedestal wash hand basin. Hip bath with modern chrome fittings. Wet room style shower. Large porcelain marble effect tiles to walls and floor. Heated towel rail.

REAR GARDEN

Fenced boundaries. Rear gate. Timber Wendy house. Artificial lawn .

FRONT GARDEN

Small lawn area. Path to entrance. Block path driveway. The property is Freehold. EPC: C. Council Tax Band: C.

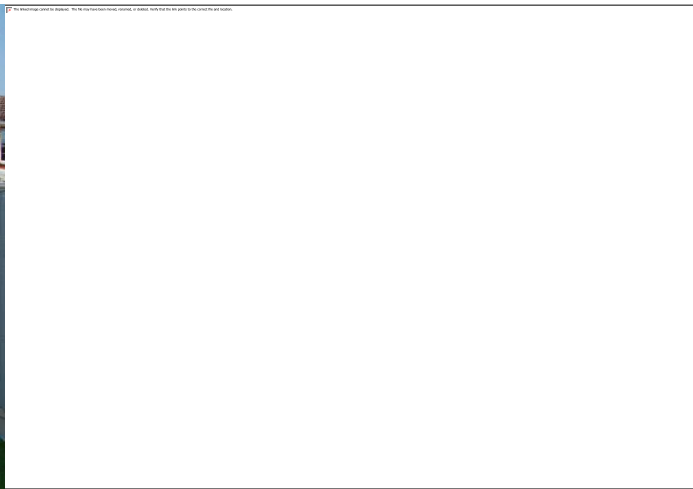


AGENTS NOTES

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 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 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		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		