



Orsett Village £650,000





## **ENTRANCE HALL**

Approached via double glazed door. Radiator. Laminated wood flooring.

## **LOUNGE** 18' 1" x 12' 9" (5.51m x 3.88m)

Double glazed bay window to front. Radiator. Laminated wood flooring. Power points. Feature fireplace with marble inset and hearth. Fitted Gas fire (Not tested). French doors to Kitchen/Family room.

## **STUDY** 10' 3" x 10' 2" (3.12m x 3.10m)

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

## **KITCHEN/FAMILY ROOM** 29' 3" x 15' 2" > 10'9 (8.91m x 4.62m > 3.27m)

Twin double glazed French doors to garden. Two radiators. Tiled flooring. Power points. Range of base and eye level units with granite work surface. Inset one and one half sink unit with mixer tap. Built in double oven. Five ring gas hob with canopy over. Integrated dishwasher, fridge and freezer. Tiled splashbacks.

## **UTILITY ROOM** 6' 4" x 6' 3" (1.93m x 1.90m)

Radiator. Tiled flooring. Power points. Range of base and eye level units with complimentary work surface. Stainless steel sink unit with mixer tap. Recess and plumbing for automatic washing machine. Boiler (Not Tested). Half glazed door to side.

## **CLOAKROOM**

Radiator. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin with tiled splashback.

## **LANDING**

Double glazed window to front. Radiator. Fitted carpet. Power points. Airing cupboard with lagged hot water tank.



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**EN SUITE**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Vinyl flooring. Double shower cubicle with mixer shower. Pedestal wash hand basin with tiled surround. Low flush WC. Shaver point.

**BEDROOM TWO** 12' 7" x 9' 8" (3.83m x 2.94m)

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

**BEDROOM THREE** 14' 11" > 13' 5" x 10' 1" (4.54m > 4.09m x 3.07m)

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

**BATHROOM**

Obscure double glazed window. Radiator. Inset lighting to ceiling. Vinyl flooring. White suite comprising of double shower cubicle. Panelled bath with mixer shower attachment with tiled surround. Pedestal wash hand basin. Low flush WC. Shaver point.





## **BATHROOM**

Velux window to rear. Heated towel rail. Inset lighting to ceiling. Fitted carpet. White suite comprising of panelled bath with tiled surround. Low flush WC. Pedestal wash hand basin with tiled splashback.

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## 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.



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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 Performance Certificate



01375 891007



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