

Chandler & Martin  
YOUR LOCAL Estate Agents  
01273 891007  
**SALE**  
chandlerandmartin.co.uk

Orsett Village £430,000





## **ENTRANCE HALL**

Approached via Oak finished door. Radiator. Coved ceiling. Laminated wood flooring. Staircase to first floor.

## **CLOAKROOM**

Vinyl flooring. Low flush WC. Vanity wash hand basin with cupboard under. Tiled splashback.

## **LOUNGE** 13' 0" x 12' 0" (3.96m x 3.65m)

Two double glazed sliding sash windows to front. Radiator. Coved ceiling. Laminated wood flooring. Power points. Feature marble fireplace with gas fire (Not tested) and marble hearth.

## **KITCHEN/DINING ROOM** 19' 7" x 9' 5" (5.96m x 2.87m)

Double glazed sliding sash window to rear. Radiator. Coved ceiling. Tiled flooring. Power points. Range of oak base and eye level units with complimentary work surface. One and one half stainless steel sink unit with mixer tap. Built in oven and gas hob with canopy over. Integrated dishwasher, fridge and freezer. Cupboard with plumbing for automatic washing machine. Glass fronted display units. Double glazed French doors to conservatory.

## **CONSERVATORY** 18' 8" x 9' 3" > 8'0 (5.69m x 2.82m > 2.44m)

Double glazed to two aspects with central French doors to garden. Radiator. Glass roof. Laminated wood flooring. Power points.

## **LANDING**

Obscure double glazed sliding sash window. Coved ceiling. Fitted carpet. Power points. Access to loft.



**BEDROOM ONE** 12' 2" x 8' 11" (3.71m x 2.72m)

Two double glazed sliding sash windows to front. Radiator. Coved ceiling. Fitted carpet. Power points. Range of sliding fronted wardrobes with hanging and shelf space.

**BEDROOM TWO** 11' 0" x 9' 6" (3.35m x 2.89m)

Two double glazed sliding sash windows to rear. Radiator. Coved ceiling. Fitted carpet. Power points.

**BEDROOM THREE** 8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed sliding sash window to front. Radiator. Coved ceiling. Fitted carpet. Power points.

**BATHROOM**

Obscure double glazed sliding sash window. Heated towel rail. Coved ceiling with inset lighting. Vinyl flooring. White suite comprising of corner shower cubicle with electric power shower. Low flush WC. Vanity wash hand basin. Panelled bath with central mixer tap. Tiling to walls with border tile.

**REAR GARDEN**

Mainly laid to lawn with fenced boundaries. Concrete patio area. Trees and shrubs. Summerhouse. Gated side entrance.

**FRONT GARDEN**

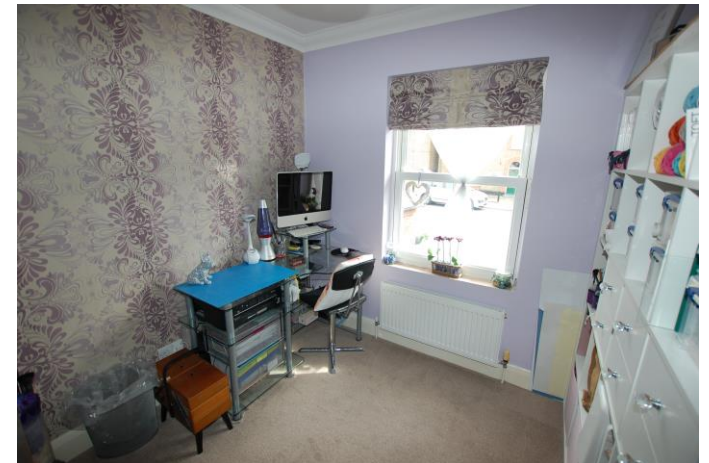
Own driveway providing parking for two vehicles. Stone hard standing for further parking. Flower and shrub borders.





## 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 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.



24, High Road, Orsett, GRAYS, RM16 3ER

**Dwelling type:** Semi-detached house  
**Date of assessment:** 24 May 2019  
**Date of certificate:** 25 May 2019

**Reference number:** 8751-7625-6490-9474-9926  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 80 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,091</b>
<b>Over 3 years you could save</b>	<b>£ 594</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 195 over 3 years	
Heating	£ 1,473 over 3 years	£ 1,101 over 3 years	
Hot Water	£ 291 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,091</b>	<b>£ 1,497</b>	

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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
67	87

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 279
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108
3 Low energy lighting for all fixed outlets	£80	£ 117

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.