



Orsett £365,000



## 59 Rowley Road, Orsett, Essex, RM16 3ET

A DELIGHTFUL TWO BEDROOM END TERRACE COTTAGE SITUATED IN THE HEART OF ORSETT VILLAGE WHICH HAS BEEN METICULOUSLY MAINTAINED BY THE PRESENT VENDORS AND BENEFITS FROM DETACHED GARAGE AND PARKING.  
EPC: TBC.

❖ LOUNGE

❖ TWO BEDROOMS

❖ REAR GARDEN

❖ PARKING

❖ KITCHEN/FAMILY ROOM

❖ BATHROOM

❖ GARAGE

❖ VIEWING ADVISED

**Approached via double glazed door.**

**LOUNGE** 13' 0" x 12' 10" (3.96m x 3.91m)

Double glazed sliding sash window to front. Boxed radiator. Coving to ceiling. Laminated flooring. Power points. Feature fireplace with wood surround and log burner. Low level cupboard. Panelling to walls.

**KITCHEN/FAMILY ROOM** 19' 5" x 13' 0" (5.91m x 3.96m)

Double glazed windows to rear and side. Boxed radiator. Coving to ceiling. Quarry tiled flooring. Power points. Range of base and eye level units with Oak work surfaces. Inset Butler style sink with mixer tap. Range style cooker with canopy over. Built in microwave. Integrated fridge, freezer and washing machine. Wine cooler. Exposed brickwork. Stable door to garden.

**LANDING**

Double glazed sliding sash window to side. Boxed radiator. Coving to ceiling. Fitted carpet.

**BEDROOM ONE** 12' 11" x 9' 1" (3.93m x 2.77m)

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



**BEDROOM TWO** 9' 10" x 7' 3" (2.99m x 2.21m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Built in cupboard housing boiler (Not tested).

**BATHROOM**

Obscure borrowed light window. Heated towel rail. Coving to ceiling. Tiled flooring. White suite comprising of free standing bath with mixer tap and shower attachment. Low flush WC. Vanity wash hand basin with cupboard under. Tiling to walls. Access to loft being part boarded.

**REAR GARDEN**

Immediate brick patio leading to artificial lawn. Well stocked flower and shrub borders. Further brick patio to rear. Outside tap and lighting. Gated side entrance.

**GARAGE** 22' 3" x 10' 7" (6.78m x 3.22m)

Approached via shared access and with parking for one vehicle. 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.



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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 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.



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*[www.ChandlerandMartin.co.uk](http://www.ChandlerandMartin.co.uk)*

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