



Grays £392,500



2 Parkway, Orsett, Grays, Essex, RM16 3HA

A THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE HEART OF THIS SOUGHT AFTER VILLAGE WHICH OFFERS SPACIOUS AND BRIGHT ACCOMMODATION WITH OWN DRIVEWAY TO GARAGE. EPC: B.

❖ ENTRANCE PORCH

❖ LOUNGE

❖ BATHROOM

❖ OWN DRIVEWAY TO GARAGE

❖ SOUTH FACING REAR GARDEN

❖ KITCHEN/DINING ROOM

❖ THREE BEDROOMS

❖ SEPARATE WC

❖ FRONT GARDEN

❖ NO ONWARD CHAIN

ENTRANCE PORCH

Approached via double glazed door. Radiator. Tiled flooring. Double glazed door to:

LOUNGE 14' 10" x 12' 0" (4.52m x 3.65m)

Double glazed window to front. Radiator. Coving to textured ceiling. Tiled flooring. Power points. Marble hearth with fitted gas fire (Not tested). Stairs to first floor.

KITCHEN/DINING ROOM 20' 2" x 8' 11" (6.14m x 2.72m)

Double glazed window to rear. Radiator. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink with mixer tap. Built in double oven and hob with extractor fan over. Integrated dishwasher. Recesses for appliances. Built in cupboard. Tiling to walls. Double glazed patio door to garden.

LANDING

Obscure double glazed window. Fitted carpet.

BEDROOM ONE 12' 5" x 11' 1" (3.78m x 3.38m)

Double glazed window to front. Radiator. Coving to textured ceiling. Fitted carpet. Power points. Mirror fronted wardrobes with hanging and shelf space.



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BEDROOM TWO 11' 10" x 9' 0" (3.60m x 2.74m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. Built in cupboard housing lagged hot water tank.

BEDROOM THREE 9' 1" x 8' 10" (2.77m x 2.69m)

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

BATHROOM

Obscure double glazed window. Radiator. Tiled flooring. Two piece suite comprising of walk in bath with shower over. Pedestal wash hand basin. Tiling to walls.

SEPARATE WC

Obscure double glazed window. Tiled flooring. Low flush WC. Tiling to walls.

REAR GARDEN

South facing. Being mainly paved with raised flower and shrub borders. Gated side entrance. Shed.



FRONT GARDEN

Block paved providing parking for two vehicles. Stone border.

GARAGE

Up and over door. Power and light. Boiler (Not tested).

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 are informed that our vendor still awaits Grant of Probate. 7. We understand that the solar panels form part of a lease and



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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.



Energy efficiency rating for this property

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 98 A |
| 81-91 | B | 81 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |