



Orsett Village £399,999



## The Firs Rectory Road Orsett Essex RM16 3EH

### **ENTRANCE HALL**

Radiator. Coved ceiling. Fitted carpet. Power points. Cloaks cupboard.  
Access to loft.

### **LOUNGE** 16' 10" x 11' 10" (5.13m x 3.60m)

Double glazed patio doors to rear. Radiator. Coved ceiling. Fitted carpet.  
Power points.

### **KITCHEN** 10' 2" x 7' 11" (3.10m x 2.41m)

Double glazed window to rear. Radiator. Textured ceiling. Vinyl flooring.  
Power points. Range of base and eye level units. Inset stainless steel single  
drainer sink unit. Recesses for appliances. Built in oven and hob with canopy  
over. Tiling to walls. Boiler supplying central heating and hot water (Not  
tested). Double glazed door to garden.

### **BEDROOM ONE** 11' 10" x 9' 11" (3.60m x 3.02m)

Double glazed Georgian window to front. Radiator. Textured ceiling. Fitted  
carpet. Power points. Range of double wardrobes with central dressing  
table and cupboards over.

### **BEDROOM TWO** 10' 8" x 8' 0" (3.25m x 2.44m)

Double glazed Georgian window to front. Radiator. Textured ceiling. Fitted  
carpet. Power points. Range of double wardrobes with hanging and shelf  
space.

### **BATHROOM**

Obscure double glazed window. Radiator. Vinyl flooring. White suite  
comprising of panelled bath with electric shower over. Concealed cistern  
WC. Vanity wash hand basin. Tiling to walls.



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### **REAR GARDEN**

Immediate block paved patio leading to lawn. Conifer screening.  
Gated side entrance. Outside tap and lighting.

### **FRONT GARDEN**

Mainly laid to lawn with shrub border. Own driveway providing  
parking for three vehicles.

### **DETACHED GARAGE**

Up and over door.



## The Firs Rectory Road Orsett Essex RM16 3FH

### 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. The property is currently let and therefore an exchange or completion date cannot be prior to 31/05/2018.
7. As per the estate agents act we must notify all interested parties that the vendor is a known client of Chandler & Martin.



**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.



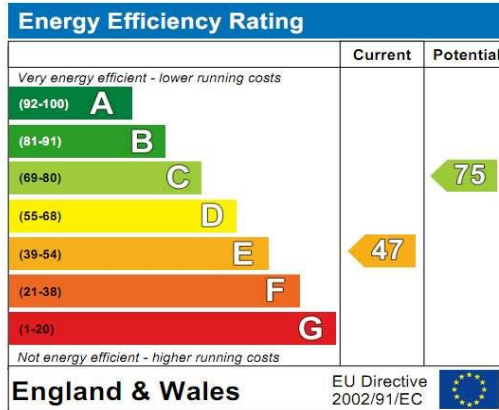
# Energy Performance Certificate



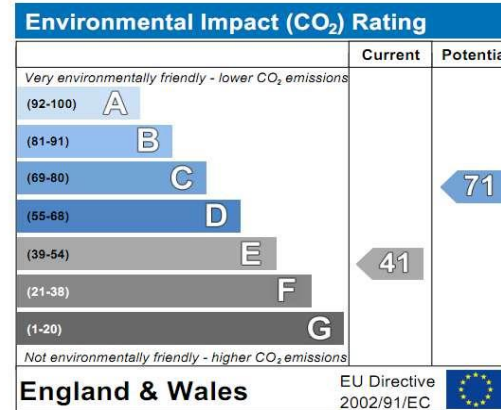
The Firs, Rectory Road  
Orsett, GRAYS  
RM16 3EH

Dwelling Type: Semi-detached bungalow  
Date of Assessment: 26/07/2008  
Date of Certificate: 26/07/2008  
Reference Number: 8308-3564-0920-7426-2383  
Total Floor Area: 58 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy Use	496 kWh/m <sup>2</sup> per year	232 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.8 tonnes per year	2.3 tonnes per year
Lighting	£52 per year	£26 per year
Heating	£422 per year	£297 per year
Hot water	£275 per year	£79 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)