



Orsett £415,000



9 The Spinney, Orsett, Essex, RM16 3EJ

A TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED ON A CORNER PLOT WITHIN THE HEART OF ORSETT VILLAGE WHICH OFFERS TWO BEDROOMS AND SHOWER ROOM, SPACIOUS LOUNGE, DETACHED GARAGE AND SCOPE TO EXTEND SUBJECT TO PLANNING CONSENT. EPC: TBC.

- ❖ ENTRANCE PORCH
- ❖ LOUNGE
- ❖ TWO BEDROOMS
- ❖ REAR GARDEN
- ❖ CORNER PLOT

- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ SHOWER ROOM
- ❖ DETACHED GARAGE AND WORKSHOP
- ❖ EARLY VIEWING ADVISED

ENTRANCE PORCH

Obscure double glazed windows. Laminated flooring. Glazed door to:

ENTRANCE HALL

Radiator. Coving to ceiling. Parquet flooring. Power points. Decorated with dado rail. Airing cupboard. Access to loft being part boarded.

LOUNGE/DINING ROOM 17' 1" x 12' 0" (5.20m x 3.65m)

Double glazed patio door to garden. Radiator. Coving to ceiling. Parquet flooring. Power points. Feature fireplace with fitted gas fire (Not tested), tiled surround and hearth. Decorated with dado rail.

KITCHEN 10' 0" x 7' 11" (3.05m x 2.41m)

Double glazed window to rear. Suspended ceiling with inset lighting. Laminated flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recesses for appliances. Boiler (Not tested). Tiling to walls. Double glazed door to garden.

BEDROOM ONE 12' 0" x 10' 11" (3.65m x 3.32m)

Double glazed bay window to side. Radiator. Coving to ceiling. Laminated flooring. Power points. Built in wardrobes with bed recess and cupboards over. Matching dressing table.



BEDROOM TWO 10' 4" x 7' 10" (3.15m x 2.39m)

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

SHOWER ROOM

Obscure double glazed window. Radiator. Suspended ceiling. Tiled flooring. White suite comprising of double shower with electric shower over. Low flush WC. Vanity wash hand basin with cupboard under. Tiling to walls.

REAR GARDEN

Raised paved patio leading to lawn with shrub borders. Path to garage and gated access to driveway. Personal door to garage.

FRONT AND SIDE GARDENS

Mainly laid to lawn. Path. Own driveway to garage.

GARAGE/WORKSHOP

Electric roller shutter door. Power and light.



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.

