



Orsett Village £370,000



ENTRANCE HALL

Radiator. Fitted carpet. Spindled staircase to first floor.

CLOAKROOM

Obscure double glazed window. Radiator. Fitted carpet. White suite comprising of low flush WC. Pedestal wash hand basin. Tiled splashbacks.

KITCHEN/BREAKFAST ROOM 12' 4" x 8' 11" (3.76m x 2.72m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. Range of base and eye level units with complimentary work surface. Inset one and one quarter sink unit with mixer tap. Built in five ring gas hob with extractor fan over. Double oven. Integrated dishwasher fridge freezer. Recess and plumbing for automatic washing machine. Tiled splashbacks.

LOUNGE/DINER 18' 9" x 15' 6" > 12'3 (5.71m x 4.72m > 3.73m)

Double glazed bay window to rear. Central French doors to rear. Two radiators. Fitted carpet. Power points. Built in cupboard.

FIRST FLOOR LANDING

Radiator. Fitted carpet. Stairs to second floor landing.

BEDROOM ONE 13' 5" x 10' 8" (4.09m x 3.25m)

Two double glazed windows to rear. Radiator. Fitted carpet. Power points. Built in double wardrobes with hanging and shelf space. Further cupboard.



EN SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Fitted carpet. White suite comprising of double shower cubicle with mixer shower. Pedestal wash hand basin. Low flush WC. Tiling to walls. Shaver point.

BEDROOM TWO 11' 3" x 8' 6" (3.43m x 2.59m)

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

BATHROOM

Obscure double glazed window. Radiator. Inset lighting to ceiling. Fitted carpet. Panelled bath. Shaver point.

SECOND FLOOR LANDING

Fitted carpet.

BEDROOM THREE 12' 7" x 12' 0" (3.83m x 3.65m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Cupboard housing boiler (Not Tested).

BEDROOM FOUR 15' 7" x 7' 8" (4.75m x 2.34m)

Two velux windows to rear. Radiator. Fitted carpet. Power points.

REAR GARDEN

Paved patio to lawn. Path. Fenced boundaries. Shed. Gated rear entrance.



4 Bloomfield Walk, Orsett, Essex, RM16 3GW

FRONT

Slate bed. Path.

GARAGE

Leasehold Garage to rear. Stored access.



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.



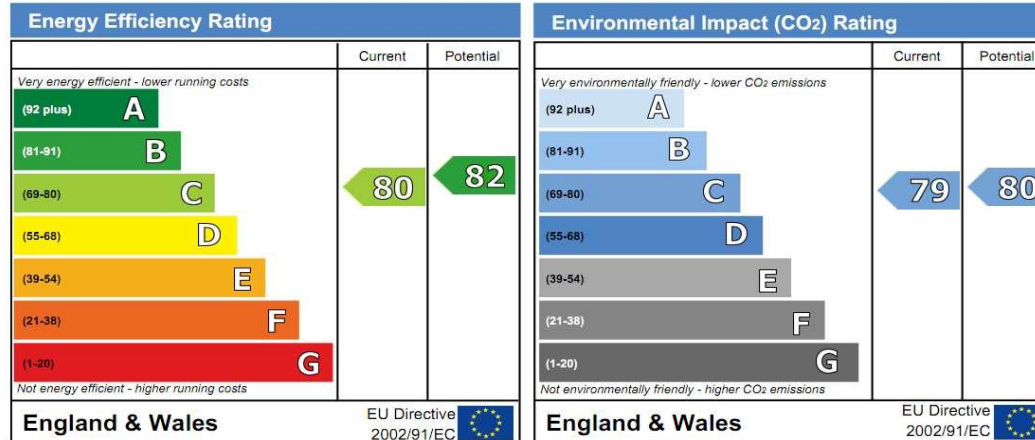
Energy Performance Certificate



4, Bloomfield Walk,
Orsett,
GRAYS,
RM16 3GW

Dwelling type: Mid-terrace house
Date of assessment: 28 September 2010
Date of certificate: 28 September 2010
Reference number: 0649-2878-6010-9520-8615
Type of assessment: RdSAP, existing dwelling
Total floor area: 112 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) 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 are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	132 kWh/m ² per year	123 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.3 tonnes per year
Lighting	£120 per year	£63 per year
Heating	£340 per year	£349 per year
Hot water	£107 per year	£107 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.