



Orsett £385,000



## 19 Bonham Drive, Orsett, Grays, Essex, RM16 3HF

A DELIGHTFUL TWO BEDROOM END TERRACE HOUSE SITUATED WITHIN THE POPULAR ORSETT VILLAGE DEVELOPMENT HAVING OWN DRIVEWAY TO GARAGE, TWO GOOD SIZE BEDROOMS AND SUPERB CONSERVATORY. EPC: C.

- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ CONSERVATORY
- ❖ BATHROOM
- ❖ OWN DRIVEWAY TO GARAGE
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ TWO BEDROOMS
- ❖ REAR GARDEN

### **ENTRANCE HALL**

Double glazed door to entrance hall. Radiator. Karndean flooring. Power points. Stairs to first floor.

### **CLOAKROOM**

Obscure double glazed window. Heated towel rail. Karndean flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush W.C.

### **KITCHEN** 9' 7" x 6' 2" (2.92m x 1.88m)

Double glazed window to front. Karndean flooring. Power points. Shaker style base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in double oven. Gas hob with extractor fan over. Recesses for appliances. Tiled splashbacks. Integrated dishwasher.

### **LOUNGE** 14' 5" x 13' 11" max (4.39m x 4.24m max)

Double glazed window to side. Two radiators. Karndean flooring. Power points. Built in cupboard. Double glazed French doors to conservatory.

### **CONSERVATORY** 10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed to three aspects with French doors to garden. Radiator. Glass roof. Karndean flooring. Power points.



## **LANDING**

Fitted carpet. Power point. Access to loft with boiler (not tested).

## **BEDROOM ONE** 13' 5" x 7' 9" (4.09m x 2.36m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. A range of built in double and single wardrobes with hanging and shelf space.

## **BEDROOM TWO** 13' 2" x 7' 3" (4.01m x 2.21m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Built in cupboard.

## **BATHROOM**

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite comprising of Low flush W.C. Vanity wash hand basin with drawer under. Panelled bath with mixer shower over. Tiling to walls.

## **FRONT GARDEN**

Shrub bed with path to entrance door.



## **REAR GARDEN**

Block paved patio to artificial lawn. Shrub border. Fenced boundary. Gated side entrance.

## **GARAGE**

Garage with up and over door. Power and light. (Leasehold)

## **PROPERTY DETAILS**

House Tenure: Freehold. Garage Tenure: Leasehold. Thurrock Council tax band: C. EPC: C. Payment to management company RMG approximately £160pa.



## 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. There are fees payable to RMG and a residents association. 7. The pictures displayed are from a previous advertising campaign.



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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.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>	76   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		