



Orsett £450,000



2 Welling Court, Welling Road, Orsett, Essex, RM16 3BF

AN OUTSTANDING THREE BEDROOM END TERRACED HOUSE SITUATED ON THIS POPULAR ORSETT DEVELOPMENT WHICH OFFERS SUPERB GROUND FLOOR SPACE WITH CONSERVATORY, TWO PARKING SPACES AND DELIGHTFUL SOUTHERLY REAR GARDEN WITH PUTTING GREEN. NO ONWARD CHAIN. EPC: B.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ CONSERVATORY
- ❖ BATHROOM
- ❖ TWO PARKING SPACES
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ THREE BEDROOMS
- ❖ SOUTH FACING REAR GARDEN
- ❖ APPROXIMATELY TWO YEARS NHBC GUARANTEE

CANOPIED ENTRANCE PORCH

Double glazed door to:

ENTRANCE HALL

Radiator. Coving to ceiling. Fitted carpet. Power points.

CLOAKROOM

Obscure double glazed window. Radiator. Coving to ceiling. Tiled flooring. White suite comprising of low flush WC. Wall mounted wash hand basin with tiled splashback.

KITCHEN/DINING ROOM 13' 11" x 13' 3" max (4.24m x 4.04m max)

Double glazed window to rear. Radiator. Coved ceiling with inset lighting. Power points. Range of high gloss base and eye level units with complimentary work surfaces. Inset sink with mixer tap. Built in double oven. Gas hob with canopy over. Integrated fridge, freezer, dishwasher and washing machine. Cupboard housing boiler (Not tested). Tiled flooring. Double glazed French doors to conservatory.

LOUNGE 16' 4" x 10' 9" (4.97m x 3.27m)

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



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CONSERVATORY 16' 1" x 9' 6" (4.90m x 2.89m)

Double glazed to three aspects with French doors to garden. Radiator. Fitted carpet. Fitted blinds. Power points.

LANDING

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Access to loft having ladder and light.

BEDROOM ONE 10' 8" x 10' 0" (3.25m x 3.05m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Range of fitted wardrobes with bed recess with cupboards over. Further built in wardrobe.

BEDROOM TWO 12' 9" x 7' 9" (3.88m x 2.36m)

Double glazed window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Range of double wardrobes with dressing table.

BEDROOM THREE 9' 0" x 7' 1" (2.74m x 2.16m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Fitted double wardrobe.



BATHROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of panelled bath with mixer shower over. Low flush WC. Wall mounted wash hand basin. Tiling to walls with border tile.

REAR GARDEN Approaching 60' (18.27m)

Southerly rear garden with immediate paved patio leading to artificial lawn and putting green. Shrub and tree beds. Log cabin. Gated side entrance.

FRONT GARDEN

Shrub beds. Path. Allocated parking for two vehicles with access from private road.

The property is Freehold. Thurrock council tax band E. Annual maintenance charges £350.00.



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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		