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FOR SALE  
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Orsett £1,150,000



## **CANOPIED PORCH**

Door to:

## **ENTRANCE HALL**

Boxed radiator. Coved ceiling. Power points. Spindled staircase to first floor with cupboard under.

## **CLOAKROOM**

Obscure sliding sash window. Radiator. Coved ceiling. Amtico flooring. White suite comprising of pedestal wash hand basin with tiled splashback. High flush WC.

## **SITTING ROOM** 14' 8" x 11' 4" (4.47m x 3.45m)

Georgian sliding sash windows to side and front. Boxed radiator. Coved ceiling. Fitted carpet. Power points.

## **LOUNGE** 14' 11" x 14' 5" (4.54m x 4.39m)

Sliding sash bay window to rear. Window to side. Two radiators. Coved ceiling. Parquet flooring. Power points. Feature fireplace with tiled inset and Slate hearth.

## **DINING ROOM** 11' 5" x 11' 3" (3.48m x 3.43m)

Georgian French doors to garden. Box radiator. Coved ceiling. Parquet flooring. Power points.



**KITCHEN** 15' 6" x 9' 7" (4.72m x 2.92m)

Double glazed windows to side and rear. Radiator. Tiled flooring. Power points. Range of Bleached Oak finish base and eye level units with granite effect work surface. Inset one and one half single drainer sink unit with mixer tap. Built in oven and hob with extractor fan and canopy over. Recesses for appliances. Tiling to walls. Georgian door to garden.

**UTILITY ROOM** 8' 6" x 5' 7" (2.59m x 1.70m)

Double glazed Georgian window to front. Tiled flooring. Power points. Range of base and eye level cupboards. Recess and plumbing for automatic washing machine.

**LANDING**

Georgian sliding sash window to front. Coved ceiling. Fitted carpet. Power points.

**BEDROOM ONE** 15' 6" x 9' 9" (4.72m x 2.97m)

Double glazed sliding sash window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Range of fitted wardrobes with bed access and cupboards over. Dressing table and drawer units.

**EN SUITE**

Double glazed sliding sash window to front. Radiator. Coved ceiling. White suite comprising of low flush WC. Pedestal wash hand basin. Corner shower cubicle with Electric shower. Tiling to walls.



## Gouldwells House, Orsett Road, Orsett, Essex, RM16 3BE

### **BEDROOM TWO** 14' 8" x 11' 3" (4.47m x 3.43m)

Windows to side and front. Radiator. Coved ceiling. Wood flooring. Power points.

### **BEDROOM THREE** 14' 9" x 11' 2" (4.49m x 3.40m)

Windows to rear and side. Radiator. Coved ceiling. Wood flooring. Power points.

### **BEDROOM FOUR** 15' 4" x 8' 0" (4.67m x 2.44m)

Sliding sash Georgian window to rear. Radiator. Coved ceiling. Fitted carpet. Power points.

### **BATHROOM**

Georgian sliding sash window. Heated towel rail. Tiled flooring. Half tiled walls. White suite comprising of high flush WC. Pedestal wash hand basin. Panelled bath with mixer shower attachment.

### **REAR GARDEN**

To the rear of the property there is an immediate block paved patio area leading to formal garden which is open to the first of the two paddocks with post and rail fencing. Grounds approaching two acres (STLS).

### **FRONT GARDEN**

Approached via electric gates and block paved driveway, providing parking for numerous vehicles, leading to two double garages . The remainder is laid to lawn. Path.

### **DOUBLE GARAGES**

Up and over doors. Power and light connected.



**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.



**Gouldwells House, Orsett Road, Orsett, Essex, RM16 3BE**



**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 believed 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



Gouldwells, Orsett Road, Orsett, GRAYS, RM16 3BE

Dwelling type: Detached house  
 Date of assessment: 23 November 2012  
 Date of certificate: 11 December 2012  
 Reference number: 8792-7429-0659-9307-2922  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 170 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

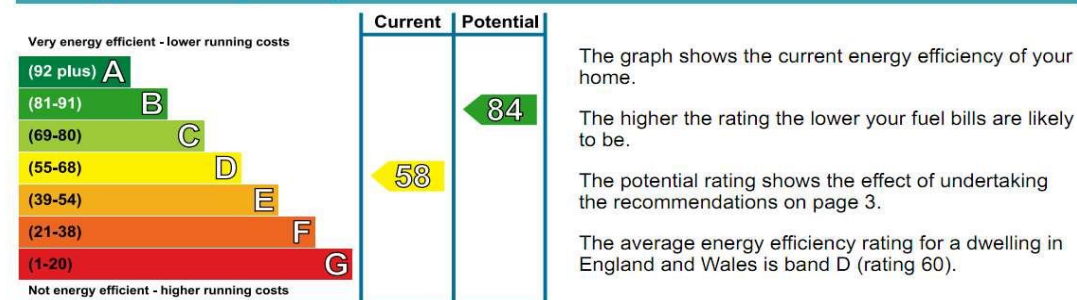
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,485</b>
<b>Over 3 years you could save</b>	<b>£ 1,962</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 216 over 3 years	
Heating	£ 3,819 over 3 years	£ 2,028 over 3 years	
Hot Water	£ 339 over 3 years	£ 279 over 3 years	
<b>Totals</b>	<b>£ 4,485</b>	<b>£ 2,523</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 108	✓
2 Cavity wall insulation	£500 - £1,500	£ 744	✓
3 Floor Insulation	£800 - £1,200	£ 264	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.