



Orsett Guide Price £310,000



81 Hemley Road, Orsett, Essex, RM16 3DQ

A DELIGHTFUL TWO BEDROOM TERRACED HOUSE SITUATED ON THE POPULAR BEAUCHAMP GATE DEVELOPMENT WHICH IS TASTEFULLY DECORATED AND FINISHED THROUGHOUT. THIS PROPERTY NEEDS TO BE VIEWED TO BE APPRECIATED. EPC. C.

- ❖ TWO BEDROOMS
- ❖ GARAGE & OFF ROAD PARKING
- ❖ LOUNGE
- ❖ SPACIOUS MASTER BEDROOM
- ❖ VIEWING ADVISED
- ❖ MID TERRACED HOUSE
- ❖ ENTRANCE HALL
- ❖ FITTED KITCHEN
- ❖ ATTRACTIVE REAR GARDEN

ENTRANCE HALL

Canopied entrance. Laminate flooring. Radiator.

KITCHEN 8' 2" x 8' 9" (2.49m x 2.66m)

Double glazed window to front. Wall mounted domestic boiler (Not tested). Red high gloss base and eye level units with complementary work surfaces. Inset sink with mixer tap. Tiled splash backs. Integrated oven and halogen hob with extractor canopy over. Integrated dishwasher. Recess for washing machine. Laminate flooring.

LOUNGE/DINING ROOM 15' 2" x 11' 10" (4.62m x 3.60m)

Double glazed sliding patio doors to rear. Tall modern radiator. Laminate flooring. Stairs to first floor with recess under.

LANDING

Fitted carpet.

BEDROOM ONE 11' 11" x 11' 10" max (3.63m x 3.60m)

Double glazed window to rear. Radiator. Fitted carpet. Fitted double wardrobes with hanging and shelf space.



BEDROOM TWO 5' 9" x 12' 1" (1.75m x 3.68m)

Double glazed window to front. Radiator. Fitted carpet. Loft access with ladder, power and lighting.

BATHROOM

Obscure double glazed window. Heated towel rail. Built in cupboard. Three piece suite comprising of Pedestal wash basin with tiled splashback. Low flush WC. Panelled bath with inset shower over. Shower screen. Extractor fan. Tiling to walls.

REAR GARDEN

Immediate paved patio with remainder laid to artificial lawn. Gated rear access leading to Garage and parking area.

FRONT GARDEN

Long frontage mainly paved with stone border and picket fence.

GARAGE & PARKING

Garage situated close by with up and over door. Eave storage space. Two off street parking spaces in tandem in front of garage. Tenure: Freehold Council tax band: C. EPC: C.



AGENT 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.



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

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

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

