



Orsett Monthly Rental Of £1,350



ENTRANCE HALL

Approached via double glazed door. Double glazed window to front. Boxed radiator. Textured ceiling. Fitted carpet. Power points. Staircase to first floor with cupboard under.

CLOAKROOM

Obscure double glazed window. Radiator. Textured ceiling. Vinyl flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush WC.

LOUNGE 14' 11" x 10' 11" (4.54m x 3.32m)

Double glazed Georgian French doors to garden. Boxed radiator. Laminated wood flooring. Power points. Feature electric fire.

KITCHEN/DINER 17' 7" x 8' 8" (5.36m x 2.64m)

Double glazed bay window to front and double glazed window to rear. Radiator. Vinyl flooring. Power points. Range of Maple effect base and eye level units with complimentary work surface. Inset stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiled splashbacks. Cupboard housing boiler (Not tested). Corner tall cupboard. Double glazed door to side.

LANDING

Coved ceiling. Fitted carpet. Decorated with dado rail.

BEDROOM ONE 11' 8" x 8' 10" (3.55m x 2.69m)

Double glazed window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Range of Maple effect single wardrobes with bed recess and cupboards over. Matching bedside units and dressing table.



EN SUITE

Obscure double glazed window. Heated towel rail. Vinyl flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush WC. Panelled bath with mixer shower attachment. Tiling to walls. Extractor fan. Shaver point.

BEDROOM TWO 10' 9" x 10' 6" (3.27m x 3.20m)

Double glazed window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Built in high level cupboard.

BEDROOM THREE 9' 9" x 7' 10" (2.97m x 2.39m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Access to loft.

SHOWER ROOM

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Shower cubicle with mixer shower. Tiling to walls with border tile.

REAR GARDEN

Paved patio leading to lawn with shrub borders. Gated side entrance. Fenced boundaries.

FRONT GARDEN

Mainly laid to lawn with shrub beds. Path. Driveway to side leading to garage. Further garden area with stone bed.

GARAGE

Up and over door. Power and light.



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.



82 Welling Road Orsett Essex RM16 3DW



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

82, Welling Road, Orsett, GRAYS, RM16 3DW

Dwelling type: Detached house
Date of assessment: 27 January 2015
Date of certificate: 03 February 2015
Reference number: 0737-2823-7698-9825-5691
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

Use this document to:

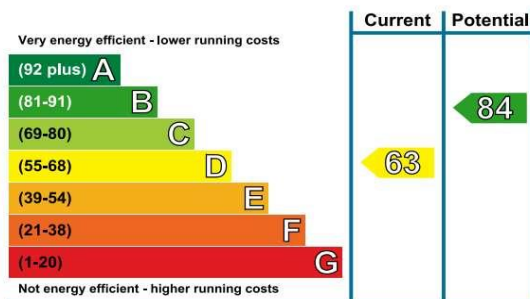
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,424
Over 3 years you could save	£ 702

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 153 over 3 years	
Heating	£ 1,932 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 264 over 3 years	£ 168 over 3 years	
Totals	£ 2,424	£ 1,722	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Cavity wall insulation	£500 - £1,500	£ 396	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 144	
3 Low energy lighting for all fixed outlets	£30	£ 66	

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.