



Orsett Village £560,000





**Double glazed door to:**

### **ENTRANCE HALL**

Obscure double glazed window. Radiator. Coving to textured ceiling. Parquet flooring. Stairs to first floor with cupboard under. Decorated with dado rail.

### **CLOAKROOM**

Window to front. Vinyl flooring. White suite comprising of wall mounted wash hand basin with tile splashback. Low flush WC.

### **LOUNGE/DINING ROOM 23' 3" x 11' 0" (7.08m x 3.35m)**

Double glazed window to front. Two radiators. Coving to ceiling. Fitted carpet. Power points. Feature stone fireplace and hearth with fitted gas fire (Not tested). Decorated with dado rail. Double glazed patio door to garden.

### **KITCHEN 11' 11" x 8' 11" (3.63m x 2.72m)**

Double glazed window to rear. Radiator. Coved ceiling with inset lighting. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Integrated dishwasher. Recesses for appliances. Boiler (Not tested). Tiling to walls. Double glazed door to side.

### **LANDING**

Obscure double glazed window. Textured ceiling. Fitted carpet. Airing cupboard with lagged hot water tank. Access to loft space.

### **BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.32m)**

Double glazed window to front. Radiator. Coving to textured ceiling. Fitted carpet. Power points. Range of fitted double and single wardrobes with hanging and shelf space.



## 6 The Spinney, Orsett, Essex, RM16 3EJ

### **BEDROOM TWO** 10' 11" x 10' 11" (3.32m x 3.32m)

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

### **BEDROOM THREE** 12' 3" x 7' 0" (3.73m x 2.13m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Fitted double wardrobe with bed recess and cupboards over.

### **BEDROOM FOUR** 9' 0" x 6' 0" (2.74m x 1.83m)

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

### **BATHROOM**

Obscure double glazed window. Heated towel rail. Tiled flooring. Three piece suite comprising of low flush WC. Pedestal wash hand basin. Panelled bath with mixer shower over. Tiling to walls.

### **REAR GARDEN**

Block paved patio leading to lawn with flower and shrub borders. Shed. Further patio area to rear. Gated side entrance. Outside tap and light. Personal door to garage.

### **DETACHED GARAGE**

Up and over door. Power and light.

### **FRONT GARDEN**

Mainly laid to lawn with flower and shrub beds. Block paved driveway providing parking for several vehicles. Further gated drive with parking leading to garage.



**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.





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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.



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