



Orsett £285,000



RECESSED PORCH

Double glazed door to:

ENTRANCE HALL

Radiator. Coved and textured ceiling. Laminated flooring.

KITCHEN 8' 3" x 7' 9" (2.51m x 2.36m)

Double glazed window to front. Coved and textured ceiling. Tiled flooring. Power points. Range of Beech finish base and eye level units with complimentary work surfaces. Inset one and one half sink unit with mixer tap. Built in oven and gas hob with canopy over. Integrated fridge and freezer. Boiler (Not tested).

LOUNGE 15' 8" x 11' 11" (4.77m x 3.63m)

Double glazed window to rear. Radiator. Coved and textured ceiling. Laminated flooring. Power points. Stairs to first floor with recess under. Double glazed door to:

CONSERVATORY 11' 5" x 9' 6" (3.48m x 2.89m)

Double glazed to two aspects with door to garden. Polycarbonate roof. Laminated flooring. Power points.

LANDING

Coved and textured ceiling. Fitted carpet.

BEDROOM ONE 11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window to rear. Coved and textured ceiling. Laminated flooring. Power points.



BEDROOM TWO 12' 3" x 5' 8" (3.73m x 1.73m)

Double glazed window to front. Radiator. Coved and textured ceiling. Laminated flooring. Power points. Access to loft via pull down ladder and being boarded.

BATHROOM

Obscure double glazed window. Heated towel rail. Coved and textured ceiling. Tiled flooring. White suite comprising of panelled bath with tiled surround and mixer shower attachment. Concealed cistern WC. Vanity wash hand basin with cupboard under and tiled splashback. Airing cupboard with lagged hot water tank.

REAR GARDEN

Immediate paved patio with sleeper border stepping to lawn with flower and shrub borders. Shed. Outside tap. Personal door to garage.

FRONT GARDEN

Stone beds with a variety of shrubs. Path. Own driveway to garage providing parking.

GARAGE

Electric roller shutter door. Radiator. 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.



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.

