



Orsett Village £400,000



Double glazed door to:

ENTRANCE PORCH

Obscure double glazed window to front. Fitted carpet. Door to:

LOUNGE 14' 10" x 12' 0" (4.52m x 3.65m)

Double glazed Georgian bay window to front. Radiator. Coving to textured ceiling. Fitted carpet. Power points. Feature fireplace with Marble insert and hearth. Fitted gas fire (Not tested).

KITCHEN/DINING ROOM 20' 6" x 9' 0" (6.24m x 2.74m)

Double glazed Georgian window to rear. Radiator. Textured ceiling. Tiled flooring to kitchen area, fitted carpet to remainder. Range of base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Cupboard housing boiler (Not tested). Open to:

FAMILY ROOM 11' 4" x 7' 8" (3.45m x 2.34m)

Double glazed windows to rear with central French doors to garden. Radiator. Fitted carpet. Power points.

CLOAKROOM

Two piece suite comprising of low flush WC. Wall mounted wash hand basin. Tiled flooring.

LANDING

Obscure double glazed window. Radiator. Textured ceiling. Fitted carpet. Access to loft space.



4 Parkway, Orsett, Essex, RM16 3HA

BEDROOM ONE 14' 11" x 11' 2" (4.54m x 3.40m)

Double glazed Georgian window to front. Radiator. Fitted carpet. Power points.

BEDROOM TWO 11' 9" x 9' 2" (3.58m x 2.79m)

Double glazed Georgian window to rear. Radiator. Fitted carpet. Power points. Built in cupboard.

BEDROOM THREE 8' 11" x 8' 9" (2.72m x 2.66m)

Double glazed Georgian window to front. Fitted double wardrobe. Radiator. Fitted carpet. Power points.

BATHROOM

Two obscure double glazed windows. Heated towel rail. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Panelled bath with mixer shower attachment. Vinyl flooring.

REAR GARDEN

Block paved patio leading to lawn. Fenced boundaries. Shed. Gated side entrance.

FRONT GARDEN

Block paved providing parking for two vehicles.

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.



4 Parkway, Orsett, Essex, RM16 3HA



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



4, Parkway, Orsett, GRAYS, RM16 3HA

Dwelling type: Semi-detached house
Date of assessment: 19 October 2015
Date of certificate: 19 October 2015

Reference number: 8495-7920-3129-9971-1996
Type of assessment: RdSAP, existing dwelling
Total floor area: 100 m²

Use this document to:

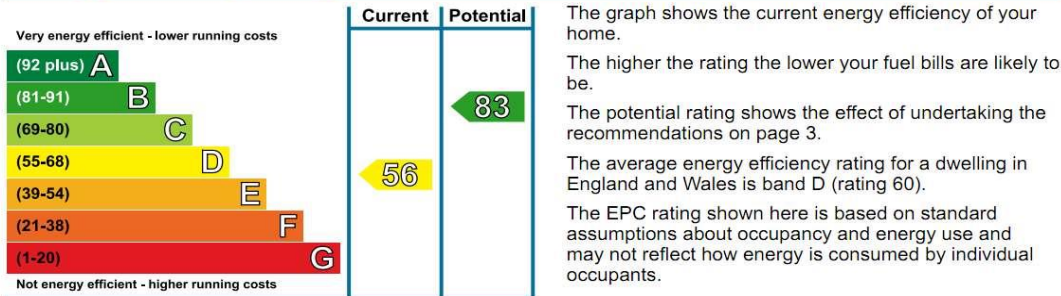
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,477
Over 3 years you could save	£ 1,479

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 183 over 3 years	
Heating	£ 2,631 over 3 years	£ 1,584 over 3 years	
Hot Water	£ 498 over 3 years	£ 231 over 3 years	
Totals	£ 3,477	£ 1,998	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 306
2 Internal or external wall insulation	£4,000 - £14,000	£ 363
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 156

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.