



Orsett Heath £500,000



8 Badgers Mount Orsett Heath Essex RM16 3JB

ENTRANCE PORCH

Approached via double glazed door. Tiled flooring. Oak glazed door to:

ENTRANCE HALL

Radiator. Coved ceiling. Laminated wood flooring. Power points. Staircase to first floor with recess under.

CLOAKROOM

Obscure window. Radiator. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of low flush WC. Wall mounted wash hand basin. Tiling to walls. Vanity mirror.

KITCHEN 12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed Georgian window to rear. Coved ceiling with inset lighting. Tiled flooring. Power points. Range of Oak finished base and eye level units with complimentary work surface. Inset one and one half single drainer sink unit with mixer tap. Built in double oven and gas hob with extractor fan over. Integrated dishwasher. Tiling to walls. Bevel glazed door to:

UTILITY ROOM 10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed patio doors to rear. Coved ceiling. Laminated wood flooring. Power points. Range of base units with complimentary work surface. Integrated washer dryer. Door to garage.

DINING ROOM 12' 11" x 10' 4" (3.93m x 3.15m)

Double glazed patio doors to rear. Radiator. Coved ceiling. Laminated wood flooring. Power points. Open to:



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LOUNGE 16' 8" x 12' 8" (5.08m x 3.86m)

Double glazed Georgian bay window to front. Radiator. Coved ceiling. Laminated wood flooring. Power points.

LANDING

Double glazed Georgian window to side. Coved ceiling. Laminated wood flooring. Power points. Access to loft. Airing cupboard with lagged hot water tank.

BEDROOM ONE 9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed Georgian window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Range of double wardrobes with hanging and shelf space with cupboards over.

BEDROOM TWO 13' 6" x 10' 6" (4.11m x 3.20m)

Double glazed Georgian window to rear. Radiator. Coved ceiling with inset lighting. Fitted carpet. Power points.

BEDROOM THREE 9' 11" x 9' 2" (3.02m x 2.79m)

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

BEDROOM FOUR 9' 7" x 7' 0" (2.92m x 2.13m)

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



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SHOWER ROOM

Obscure double glazed window. Radiator. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of low flush WC. Bowl vanity wash hand basin and base unit. Vanity mirror. Shower cubicle with mixer shower. Tiling to walls with border tile. Shaver point.

REAR GARDEN Approximately 89' (27.11m)

'L' shaped west facing garden. Paved patio with electric awning leading to lower lawn with flower and shrub borders. Steps to further lawned area with flower and shrub borders. Fenced boundaries. Shed and aviary. Outside tap. Water feature. Gated side entrance.

FRONT

Block paved driveway providing parking for four vehicles.

GARAGE 17' 3" x 8' 5" (5.25m x 2.56m)

Electric roller door. Power and light. Loft storage.



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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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.

