



Orsett village £400,000



ENTRANCE PORCH

Approached via double glazed door. Obscure double glazed window. Bevelled glass door to:

LOUNGE 14' 11" x 12' 1" (4.54m x 3.68m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Feature stone fireplace. Stairs to first floor. Power points. Double doors to:

KITCHEN/DINING ROOM 20' 3" x 8' 10" (6.17m x 2.69m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet to dining area, vinyl to kitchen. Range of Oak base and eye level units with under unit lighting. Complimentary work surfaces. Inset one and one half sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated dishwasher and washing machine. Glass fronted display units. Large built in cupboard with power points and room for fridge/freezer. Open to:

CONSERVATORY 10' 9" x 10' 6" (3.27m x 3.20m)

Double glazed to two aspects with French doors to garden. Tilt and turn windows. Glazed roof. Vinyl flooring.

LANDING

Double glazed window to side. Coved ceiling. Fitted carpet. Power points. Access to loft being part boarded, power and light.

BEDROOM ONE 12' 9" x 11' 2" (3.88m x 3.40m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Range of fitted furniture to include double wardrobes with hanging and shelf space. Matching dressing table, drawer and laundry units. Free standing bedside units. Bespoke bed base to match. Power points.



BEDROOM TWO 11' 9" x 9' 1" (3.58m x 2.77m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Airing cupboard with radiator

BEDROOM THREE 8' 11" x 8' 8" (2.72m x 2.64m)

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

BATHROOM

Two obscure double glazed windows. Heated towel rail. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of vanity unit with concealed cistern WC and vanity wash hand basin with cupboard under. Mirror fronted wall unit. Panelled bath with shower over. Tiling to walls with border tile.

REAR GARDEN

South and west facing. An irregular good size garden with immediate block paved patio leading to lawn. Well socked flower and shrub borders and beds. Path. A variety of fruit trees. Brick built shed with power supply but not connected. Fish pond with water feature. Blocked paved side garden with pergola. Gated side entrance. Outside tap and lighting.

FRONT GARDEN

The property is approached via block paved shared access to own driveway providing parking for one vehicle.

GARAGE 16' 5" x 7' 9" (5.00m x 2.36m)

Up and over door. Boiler (Not tested). 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.



24 The Green, Orsett, Essex, RM16 3EX



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



24, The Green, Orsett, GRAYS, RM16 3EX

Dwelling type: Semi-detached house
Date of assessment: 31 August 2019
Date of certificate: 31 August 2019

Reference number: 8503-6494-4229-7776-2813
Type of assessment: RdSAP, existing dwelling
Total floor area: 90 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

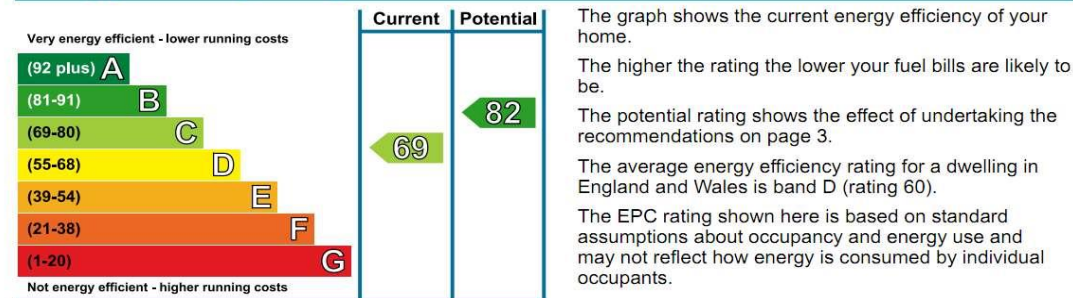
Estimated energy costs of dwelling for 3 years:	£ 2,073
Over 3 years you could save	£ 165

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 1,557 over 3 years	£ 1,488 over 3 years	
Hot Water	£ 303 over 3 years	£ 207 over 3 years	
Totals	£ 2,073	£ 1,908	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 72
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 1,002

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.