



Orsett £375,000



12 Ellis Close, Orsett, Essex, RM16 3DN

AN OUTSTANDING TWO BEDROOM TERRACED PROPERTY WHICH HAS BEEN EXTENDED TO PROVIDE SUPERB GROUND FLOOR ACCOMMODATION WHICH NEEDS TO BE VIEWED TO BE APPRECIATED. NO ONWARD CHAIN. EPC: C.

- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ GARAGE
- ❖ NO ONWARD CHAIN
- ❖ EXTENDED LOUNGE
- ❖ TWO BEDROOMS
- ❖ LANDSCAPED REAR GARDEN
- ❖ EARLY VIEWING ADVISED

ENTRANCE HALL

Double glazed door leading to entrance hall. Radiator. Coving to ceiling. Laminate flooring.

KITCHEN 8' 7" x 7' 9" (2.61m x 2.36m)

Double glazed window to front. Range of grey base and eye level units with complimentary work surfaces. Inset single drainer sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiled splashbacks. Coving to ceiling. Laminate wood flooring. Power points. Opening to Lounge/Dining room.

LOUNGE/DINING ROOM 28' 4" x 11' 11" (8.63m x 3.63m)

Double glazed windows to rear with central French Doors to garden. Radiator. Coving to ceiling with inset lighting. Staircase to first floor. Laminate flooring. Power points. Lantern roof.

LANDING

Fitted carpet.

BEDROOM ONE 11' 9" x 11' 8" max (3.58m x 3.55m max)

Double glazed window to rear. Radiator. Fitted carpet. Power points.



BEDROOM TWO 12' 5" x 5' 8" (3.78m x 1.73m)

Double glazed window to front. Radiator. Access to loft. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Heated towel rail. White suite comprising of low flush WC. Wall mounted wash hand basin. 'P' shaped panelled bath with mixer shower over. Part tiled walls. Built in storage cupboard. Tiled flooring.

REAR GARDEN

Landscaped rear garden with immediate paved patio. Steps to artificial lawn and further decked patio area. Shed. Personal door to garage.

GARAGE 15' 5" x 7' 4" (4.70m x 2.23m)

Approached via shared access. Stud work walls. Power and light. Double glazed double doors to garden. Up and over door. Access to loft.

FRONT GARDEN

Stone and shrub beds. Path.



PROPERTY DETAILS

Tenure: Freehold. EPC: C. Thurrock Council Tax Band: C.

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 believed 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.



[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		