



Orsett Village £400,000



ENTRANCE HALL

Approached via double glazed door. Radiator. Inset lighting to ceiling. Oak flooring. Power points. Staircase to first floor.

CLOAKROOM

Obscure double glazed window. Radiator. Oak flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC.

KITCHEN 10' 7" x 18' 7" (3.22m x 5.66m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. Recently installed Wren kitchen with a range of base and eye level units with Oak work surfaces. Inset one and one half sink unit with mixer tap. Recess for range style cooker with canopy over. Integrated dishwasher, washer dryer, fridge and freezer. Breakfast bar.

LOUNGE/DINING ROOM 14' 8" x 15' 7" > 12'0 (4.47m x 4.75m >3.65m)

Double glazed French doors to conservatory with shutters. Two radiators. Inset lighting to ceiling. Oak flooring. Power points. Built in cupboard.

CONSERVATORY 10' 4" x 9' 8" (3.15m x 2.94m)

Double glazed to two aspects with French doors to garden. Tiled flooring with underfloor heating. Glass roof. Power points.

FIRST LANDING

Fitted carpet. Power points.

BEDROOM TWO 12' 7" x 8' 7" (3.83m x 2.61m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. Single and double wardrobes with hanging and shelf space.



BEDROOM THREE 10' 6" x 8' 1" (3.20m x 2.46m)

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

BEDROOM FOUR 9' 3" x 6' 9" (2.82m x 2.06m)

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

BATHROOM

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite comprising of panelled bath with mixer shower attachment. Pedestal wash hand basin. Low flush WC. Tiling to walls. Shaver point.

SECOND FLOOR LANDING

Velux window. Inset lighting. Fitted carpet.

BEDROOM ONE 13' 9" x 11' 10" > 8'7 (4.19m x 3.60m > 2.61m)

Two double glazed windows to rear with shutters. Inset lighting to ceiling. Fitted carpet. Power points.

DRESSING ROOM/STUDY 11' 3" x 6' 4" (3.43m x 1.93m)

Velux window. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. Built in cupboard housing boiler (Not tested). Eaves storage.

REAR GARDEN

Courtyard style garden being mainly paved with seating area. Rear access leading to garage. Outside tap and lighting.



GARAGE

Located to rear. Up and over door. Power and light.

FRONT GARDEN

Slate beds. Path.

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.



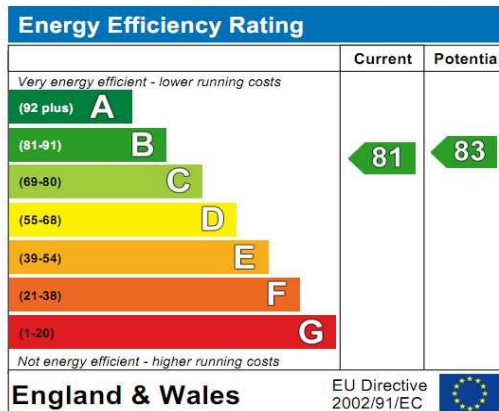
Energy Performance Certificate



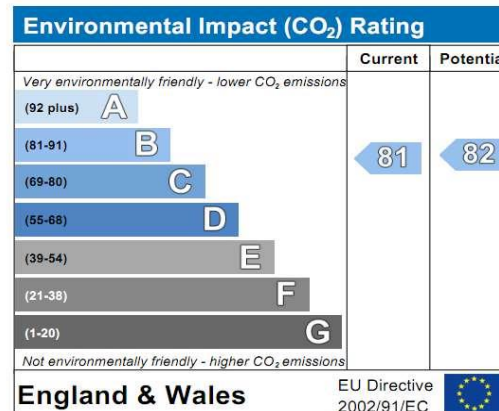
22, Wingfield Drive, Orsett
GRAYS
RM16 3HE

Dwelling type: Mid-terrace house
Date of assessment: 03 June 2009
Date of certificate: 03 June 2009
Reference number: 0378-9036-6226-6521-7040
Total floor area: 75 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	141 kWh/m ² per year	131 kWh/m ² per year
Carbon dioxide emissions	1.7 tonnes per year	1.6 tonnes per year
Lighting	£72 per year	£36 per year
Heating	£215 per year	£220 per year
Hot water	£68 per year	£68 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome