



Orsett £435,000



ENTRANCE HALL

Approached via double glazed door. Double glazed window to front. Coved ceiling with inset lighting. Tiled floor with underfloor heating. Door to boot room with roller shutter garage door, power points.

LOUNGE 17' 7" x 11' 0" > 7' (5.36m x 3.35m > 2.13m)

Double glazed window to front. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Feature fireplace with Marble insert and hearth. Double doors to dining room.

CINEMA ROOM/BEDROOM FIVE 10' 5" x 8' 0" (3.17m x 2.44m)

Double glazed window to side. Underfloor heating. Coved ceiling with inset lighting. Fitted carpet. Power points. Fitted book shelving and concealed electric drop down screen.

DINING ROOM 11' 11" x 9' 6" (3.63m x 2.89m)

Double glazed windows to rear with central French doors to conservatory. Radiator. Coving to ceiling. Laminated flooring. Power points. Stairs to first floor.

CONSERVATORY 11' 2" x 9' 8" (3.40m x 2.94m)

Double glazed to three aspects with French doors to garden. Radiator. Glass roof. Laminated flooring. Power points.

KITCHEN 9' 9" x 9' 6" (2.97m x 2.89m)

Double glazed window to rear. Underfloor heating. Coved ceiling with inset lighting. Tiled flooring. Range of base and eye level units with complimentary work surfaces. Inset one and one half sink unit and mixer tap. Built in double oven. Halogen hob with canopy over. Integrated dishwasher and fridge.



UTILITY ROOM 7' 3" x 4' 6" (2.21m x 1.37m)

Double glazed door to side. Underfloor heating. Coved ceiling with inset lighting. Tiled flooring. Power points. Base and eye level units with complimentary work surface. Inset stainless steel sink with mixer tap. Recess and plumbing for washing machine.

CLOAKROOM

Obscure double glazed window. Underfloor heating. Inset lighting to coved ceiling. Tiled flooring. White suite comprising of corner wash hand basin with tiled splashback. Low flush WC.

LANDING

Fitted carpet. Storage cupboard. Airing cupboard with lagged hot water tank.

BEDROOM ONE 13' 6" x 9' 10" to wardrobes (4.11m x 2.99m)

Double glazed window to front. Boxed radiator. Coved and textured ceiling. Fitted carpet. Power points. Range of mirror fronted wardrobes with hanging and shelf space.

EN SUITE

Obscure double glazed window. Radiator. Coving to ceiling with inset lighting. Vinyl flooring. White suite comprising of corner shower cubicle with electric shower. Low flush WC. Pedestal wash hand basin with tiled splashback. Access to loft with ladder, light and boarding.

BEDROOM TWO 12' 8" x 7' 8" (3.86m x 2.34m)

Double glazed window to front. Double fitted wardrobes with hanging and shelf space. Radiator. Coved and textured ceiling. Fitted carpet. Power points.



BEDROOM THREE 12' 0" x 8' 0" (3.65m x 2.44m)

Double glazed window to rear. Coving to ceiling. Radiator. Fitted carpet. Power points. Fitted double wardrobes.

BEDROOM FOUR 8' 8" x 6' 4" (2.64m x 1.93m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Fitted single wardrobes with desk area and cupboards over. (Presently used as a study).

BATHROOM

Obscure double glazed window. Underfloor heating. Concealed lighting to ceiling. Tiled flooring. White suite comprising of walk in shower with mixer shower. Wall mounted vanity wash hand basin with drawer space under. Panelled bath with central mixer tap. Wall mirror with concealed lighting. Tiling to walls.

REAR GARDEN

Decked patio leading to lawn, with conifer screening. Gated and covered side walkway providing storage.

FRONT GARDEN

Off street parking for one vehicle with the remainder laid to lawn.



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.



61 Welling Road, Orsett, Essex, RM16 3DW



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



61, Welling Road, Orsett, GRAYS, RM16 3DW

Dwelling type: Detached house
 Date of assessment: 13 March 2020
 Date of certificate: 17 March 2020

Reference number: 0519-2897-7676-2690-7325
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 113 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

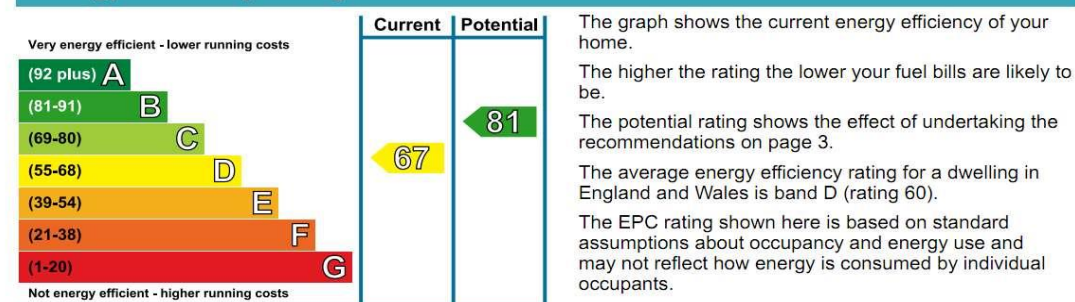
Estimated energy costs of dwelling for 3 years:	£ 2,676
Over 3 years you could save	£ 495

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 483 over 3 years	£ 240 over 3 years	
Heating	£ 1,758 over 3 years	£ 1,677 over 3 years	
Hot Water	£ 435 over 3 years	£ 264 over 3 years	
Totals	£ 2,676	£ 2,181	

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	£ 126
2 Low energy lighting for all fixed outlets	£80	£ 210
3 Solar water heating	£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.