



Grays Guide Price £410,000



4 Ellis Close, Orsett, Grays, Essex, RM16 3DN

AN OUTSTANDING THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON THE POPULAR BEAUCHAMP GATE ORSETT DEVELOPMENT. THE CURRENT VENDORS HAVE IMPROVED THE PROPERTY TO A VERY HIGH STANDARD INCLUDING A COMPREHENSIVE MODERN FITTED KITCHEN AND BATHROOM WITH NO EXPENSE SPARED. COMPLETED WITH TASTEFULL RE DECORATION . VIEWING IS HIGHLY RECOMMENDED .

❖ THREE BEDROOMS

❖ EN- SUITE

❖ COMPREHENSIVE FITTED APPLIANCES

❖ CONSERVATORY

❖ CLOAKROOM

❖ BENCHMARK FITTED KITCHEN

❖ VICTORIAN STYLE BATHROOM

❖ OWN DRIVE TO GARAGE

ENTRANCE HALL

Double glazed double locking entrance door. Cornice to ceiling. Bayonet light fitting. Emulsion walls. Power points. Radiator with ornate wooden guard. Dog leg stairs to first floor. Under stairs cupboard. Light oak style laminate flooring. Panel doors to all rooms.

CLOAKROOM

Plaster Ceiling. Bayonet light fitting. Emulsion and tiled walls. Chrome towel rail. Two piece white suit comprising. Low flush WC. Hand basin with chrome fittings. Tiled flooring.

KITCHEN 8' 9" x 6' 9" (2.66m x 2.06m)

Double glazed window to front. White shutters. Plaster ceiling. Concealed spot light fitting. Emulsion walls. Power points. Cooker point. Modern comprehensive Benchmarx fitted kitchen. Comprising. Navy blue coloured eye and base units. Quartz complementary work surfaces. Butler sink. Chrome fittings. Ceramic hob. Extractor. Dishwasher. Washing Machine. Neff double oven. Plate heater. Wine cooler. Fridge freezer. White tiled walls. Porcelain tiled flooring.

LOUNGE 14' 9" x 10' 11" (4.49m x 3.32m)

Double glazed wind to flank. White fitted shutters. Cornice to ceiling. Bayonet light fitting. Decorative emulsion panel walls. Feature paper wall. Radiator. Power points. Modern Electric fire with wooden hearth and mantle. Light oak coloured laminate flooring. Open plan to.

CONSERVATORY 14' 2" x 12' 0" (4.31m x 3.65m)

Double glazed windows to three aspects. Security double glazed French doors. Plaster ceiling. Concealed spot lighting. Feature decorative panel



LANDING

Cornice to ceiling. Bayonet light fitting. Access to loft space. Feature paper wall. Decorative emulsion panel walls. Fitted carpet. Panel doors to all rooms

BEDROOM ONE 11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to front. Fitted white shutters. Cornice to ceiling. Bayonet light fitting. Emulsion walls. Power point. Radiator. Fitted cupboard. Fitted carpet.

EN-SUITE 0' 0" x 0' 0" (0.00m x 0.00m)

Double glazed window to front. Plaster ceiling. Concealed spot light fitting. Marble effect tiled walls. Three piece suit comprising. Separate shower cubical. Hand basin incorporating vanity cupboard under. Chrome fittings. Close coupled WC. Radiator. Shaver point. Marble effect tiled flooring.

BEDROOM TWO 9' 2" x 8' 6" (2.79m x 2.59m)

Double glazed window to rear. Fitted white shutter. Cornice to ceiling. Bayonet light fitting. Emulsion walls. Radiator. Power points. Fitted carpet.

BEDROOM THREE 9' 4" x 6' 1" (2.84m x 1.85m)

Double glazed window to rear. Fitted white shutter. Cornice to ceiling. Bayonet light fitting. Emulsion walls. Radiator. Power points. Fitted carpet.



REAR GARDEN

Immediate sand stone patio area. Railway sleeper boarders. Various shrubs. Fenced boundaries. Security lighting. Artificial lawn. Timber summer house. Installed breaker. Power and lighting.

FRONT GARDEN

Slate paved to entrance. Flower beds. Lawn area.

GARAGE 15' 7" x 8' 3" (4.75m x 2.51m)

Approached via an independent drive way. Suitable for two vehicles. Brick and tile construction. Power and light. Boarded apex storage. Security alarm. Electric operated roller door. Courtesy door.



AGENTS NOTES

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.



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All details are used only as a guide to the layout.
Plan produced using PlanUp.