



Orsett Village £420,000



DINING ROOM 11' 9" x 10' 4" (3.58m x 3.15m)

Approached via half glazed door. Double glazed sliding sash window to rear. Cast iron radiator. Inset lighting to ceiling. Stained wood flooring. Power points. Feature fireplace with log burner and Oak mantel. Built in cupboard.

LOUNGE 13' 3" x 8' 8" (4.04m x 2.64m)

Double glazed Georgian bay window to front and double glazed sliding sash window to side. Cast iron radiator. Inset lighting to ceiling. Fitted carpet. Power points. Built in low level cupboard. Door to front.

KITCHEN 16' 2" x 14' 10" > 7' 1" (4.92m x 4.52m > 2.16m)

Three double glazed sliding sash windows to side. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. Range of Shaker design base and eye level units with complimentary work surface. Inset single drainer sink unit with mixer tap. Recesses for appliances. Tiled splashbacks. Door to stairwell.

BATHROOM

Obscure double glazed sliding sash window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of free standing roll top bath with ball and claw feet and central mixer tap. Low flush WC. Pedestal wash hand basin. Tiling to walls. Access to cellar. Boiler (Not tested).

LANDING

Double glazed sliding sash window to side. Built in double cupboard. Fitted carpet. Access to loft.



Vine House, Rectory Road, Orsett, Essex, RM16 3EH

BEDROOM ONE 12' 8" x 10' 10" (3.86m x 3.30m)

Double glazed sliding sash window to side. Boxed radiator. Fitted carpet. Power points. Two built in double wardrobes with hanging and shelf space. Feature fireplace with cast iron grate. Decorated with picture rail.

BEDROOM TWO 16' 7" > 15' 4" x 8' 0" (5.05m > 4.67m x 2.44m)

Two double glazed sliding sash windows to side. Radiator. Fitted carpet. Power points. Feature cast iron fireplace with cast iron grate. Decorated with picture rail.

BEDROOM THREE 13' 2" x 8' 1" (4.01m x 2.46m)

Double glazed Georgian window to front. Radiator. Fitted carpet. Power points.

GARDENS

The gardens are situated on both sides of the property with frontage to Rector Road and laid to lawn. The walled courtyard garden is mainly block paved and houses the outbuildings which comprise of:-

FORMER BREWERS TESTING ROOM 12' 1" x 9' 1" (3.68m x 2.77m)

Wood burner and chimney with lead lined bowl. Power and light connected.

GAMES ROOM 13' 11" x 11' 11" (4.24m x 3.63m)

Two double glazed windows. Exposed timbers. Laminated flooring. Inset lighting to ceiling. Power points.



OWN DRIVEWAY

Off street parking for two vehicles.

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 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



Vine House, Rectory Road, Orsett, GRAYS, RM16 3EH

Dwelling type: Semi-detached house **Reference number:** 0478-8020-6257-5865-8980
Date of assessment: 03 March 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 04 March 2015 **Total floor area:** 90 m²

Use this document to:

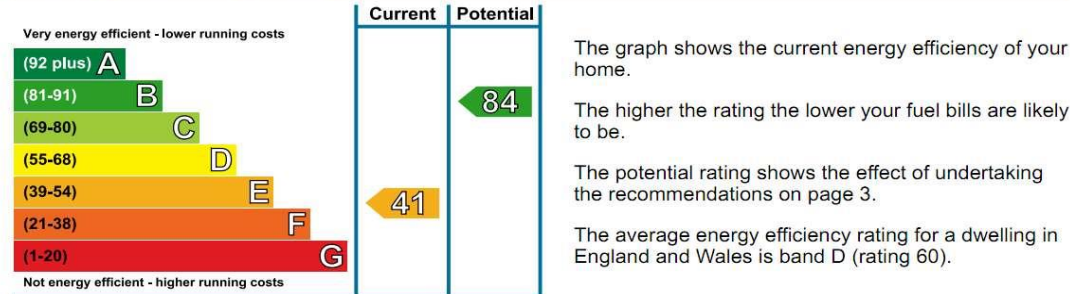
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,272
Over 3 years you could save	£ 2,526

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 168 over 3 years	
Heating	£ 3,528 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 441 over 3 years	£ 216 over 3 years	
Totals	£ 4,272	£ 1,746	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 465	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,182	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 204	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.