



Orsett Village £660,000





## **ENTRANCE HALL**

Via double glazed door. Radiator. Inset lighting to ceiling. Laminated wood flooring. Power points. Spindled staircase to first floor with cupboard under.

## **DINING ROOM** 10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed bay window to front. Radiator. Laminated wood flooring. Power points.

## **LOUNGE** 18' 4" x 12' 7" (5.58m x 3.83m)

Double glazed bay window to front. Radiator. Fitted carpet. Power points. Feature fireplace with wood surround and fitted gas fire (Not tested). Double bevelled glass French doors to:

## **KITCHEN/FAMILY ROOM** 29' 5" x 13' 6" > 10' 8" (8.96m x 4.11m > 3.25m)

Double glazed window to rear. Radiators. Inset lighting to ceiling. Vinyl flooring. Power points. Range of White oak base and eye level units with granite work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven. Five ring gas hob with canopy and extractor fan over. Integrated dishwasher, fridge and freezer. Wine rack. Double glazed French doors to garden.

## **UTILITY ROOM** 6' 3" x 6' 1" (1.90m x 1.85m)

Double glazed door to garden. Radiator. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surface. Stainless steel single drainer sink unit. Recesses for appliances. Boiler supplying central heating and hot water (Not tested).

## **CLOAKROOM**

Vinyl flooring. Radiator. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC.



## **FIRST FLOOR LANDING**

Double glazed window to front. Radiator. Fitted carpet. Power points. Airing cupboard with lagged hot water tank. Spindled staircase to second floor.

## **PRINCIPLE BEDROOM** 13' 0" x 12' 6" (3.96m x 3.81m)

Double glazed window to rear. Radiator. Laminated wood flooring. Power points. Range of double built in wardrobes with hanging and shelf space.

## **EN SUITE**

Obscured double glazed window. Radiator. Recently installed white bathroom suite comprising of low flush WC. Free standing vanity unit with drawers. Illuminated and heated mirror with integrated shaver socket. Double walk-in shower enclosure with mixer shower. Tiling to walls. Vinyl flooring.

## **BEDROOM TWO** 15' 1" x 10' 3" (4.59m > 4.01m x 3.12m)

Double glazed window to front. Radiator. Laminated wood flooring. Power points.

## **BEDROOM THREE** 12' 6" x 9' 8" (3.81m x 2.94m)

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

## **FAMILY BATHROOM**

Obscure double glazed window. Tiled flooring with Underfloor heating. White suite comprising of shower cubicle with mixer shower. Panelled bath with tiled surround. Vanity wash hand basin with cupboard under. Low flush WC. Shaver point. Tiling to walls. Vanity illuminated mirror.



## **SECOND FLOOR LANDING**

Fitted carpet. Power points.

## **BEDROOM FOUR** 12' 9" > 13'2 x 15' 1" (3.88m > 3.40m x 4.59m)

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

## **BEDROOM FIVE** 15' 1" x 10' 3" (4.59m x 3.12m)

Double glazed window to front. Velux window to rear. Radiator. Laminated wood flooring. Power points. Access to loft space.

## **BATHROOM**

Velux window to rear. Karndean flooring. White suite comprising of panelled bath with mixer shower attachment. Low flush WC. Pedestal wash hand basin with tiled splashback. Shaver point.

## **REAR GARDEN**

Irregular shaped larger garden. Paved patio leading to lawn with fenced and walled boundaries. Hedge screening for added privacy. Personal door to garage. Gated side entrance.

## **FRONT GARDEN**

Flower and shrub beds. Path.

## **DOUBLE GARAGE**

The garage is approached via a rear access with two parking spaces. Twin electric Seceuroglide roller shutter doors with remote fobs. Power and light connected.





**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.



12 Cassell Close, Orsett, Essex, RM16 3HQ



**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



12, Cassell Close, Orsett, GRAYS, RM16 3HQ

**Dwelling type:** Detached house  
**Date of assessment:** 27 March 2014  
**Date of certificate:** 27 March 2014

**Reference number:** 8105-4532-0129-5127-7743  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 188 m<sup>2</sup>

### 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

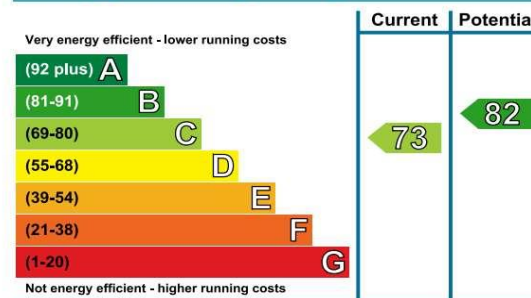
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,462</b>
<b>Over 3 years you could save</b>	<b>£ 432</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 255 over 3 years	
Heating	£ 2,550 over 3 years	£ 2,469 over 3 years	
Hot Water	£ 486 over 3 years	£ 306 over 3 years	
<b>Totals</b>	<b>£ 3,462</b>	<b>£ 3,030</b>	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### 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 Floor insulation	£800 - £1,200	£ 129	✓
2 Low energy lighting for all fixed outlets	£60	£ 147	
3 Solar water heating	£4,000 - £6,000	£ 156	✓

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](http://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.