



Orsett £385,000





## 76 Alderton Road, Orsett, Essex, RM16 3DZ

A TRULY STUNNING EXAMPLE OF AN EXTENDED TWO BEDROOM PROPERTY SITUATED ON THE POPULAR BEAUCHAMP GATE ORSETT DEVELOPMENT WHICH HAS SUPERB EXTENDED LOUNGE AND SEPARATE DINING ROOM. EARLY VIEWING ADVISED. EPC: C.

❖ ENTRANCE HALL

❖ LOUNGE

❖ LANDING

❖ TWO BEDROOMS

❖ REAR GARDEN

❖ KITCHEN

❖ DINING ROOM

❖ BATHROOM

❖ DRIVEWAY

❖ EXCELLENT THROUGHOUT

### **ENTRANCE HALL**

Double glazed door leading to Entrance Hall. Radiator. Coving to ceiling. Tiled flooring. Power points.

### **KITCHEN** 11' 5" x 7' 9" (3.48m x 2.36m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Tiled flooring. Power points. A range of high gloss base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven. Hob with extractor fan over. Recesses for appliances. Cupboard housing boiler (Not tested). Tiling to walls.

### **LOUNGE** 25' 8" x 11' 11" max (7.82m x 3.63m max)

Doubled glazed window to rear. Two skylight windows. Radiators. Coving to part vaulted ceiling with inset lighting. Laminate flooring. Power points. Double glazed French doors to garden. Stairs to first floor with cupboard under.

### **DINING ROOM** 15' 1" x 8' 0" (4.59m x 2.44m)

Radiator. Coving to ceiling with inset lighting. Laminate flooring. Power points.

### **LANDING**

Cast iron radiator. Fitted carpet.



**BEDROOM ONE** 11' 10" x 11' 10" max (3.60m x 3.60m max)

Double glazed window to rear. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points.

**BEDROOM TWO** 12' 5" x 5' 8" (3.78m x 1.73m)

Double glazed window to front. Radiator. Coving to ceiling. Laminate flooring. Power points. Access to boarded loft with lighting.

**BATHROOM**

Obscure double glazed window. Coving to ceiling with inset lighting. Tiled flooring. Underfloor heating. White suite comprising of Panelled bath with mixer shower over. Concealed cistern W.C. Vanity wash hand basin with drawer under and tiled splashback. Vanity mirror. Airing cupboard with lagged tank.

**REAR GARDEN**

Paved patio leading to artificial lawn. Gazebo. Fenced boundaries.

**FRONT GARDEN**

Block paved parking for two vehicles.





## PROPERTY DEATAILS

Tenure: Freehold. Thurrock Council Tax Band: C. EPC: C. We understand that the final certificate from building control has not been issued due to a window that needs to be fitted in the dining room.

## 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.



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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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

