



Orsett Village Offers in Excess of



ENTRANCE HALL

Double glazed feature window with farmland views. Radiator. Fitted carpet. Power points. Half vaulted beamed ceiling. Open to dining room.

CLOAKROOM

Double glazed window. Radiator. Oak flooring. White suite comprising of pedestal wash hand basin. Low flush WC.

DINING ROOM 16' 9" x 12' 6" (5.10m x 3.81m)

Double glazed French doors to conservatory. Radiator. Beamed ceiling. Fitted carpet. Power points.

LOUNGE 19' 2" x 14' 1" (5.84m x 4.29m)

Window to front. Boxed radiator. Beams to ceiling. Fitted carpet. Power points. Feature Granite fireplace with raised hearth. Open to conservatory.

CONSERVATORY 25' 9" x 11' 1" (7.84m x 3.38m)

Double glazed to two aspects with twin French doors to garden. Heat exchange unit. Polycarbonate roof. Fitted carpet. Power points.

KITCHEN 12' 7" x 12' 0" (3.83m x 3.65m)

Double glazed to two aspects. Radiator. Tiled flooring. Power points. Range of base and eye level units with complimentary work surface. Inset one and one half sink unit with mixer tap. Recess for range style cooker. Glass fronted display units. Recesses for appliances. Tiled splashbacks.

UTILITY ROOM 7' 7" x 6' 3" (2.31m x 1.90m)

Window to rear. Tiled flooring. Power points. Base and eye level units with stainless steel single drainer sink unit with mixer tap. Boiler (Not Tested). Tiling to walls. Stable door to garden.



STUDY/BEDROOM FOUR 8' 2" x 7' 4" (2.49m x 2.23m)

Window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Decorated with dado rail.

LANDING

Double glazed window to side with farmland views. Radiator. Beams to ceiling. Fitted carpet. Power points. Built in storage cupboard.

BEDROOM ONE 19' 3" x 14' 2" (5.86m x 4.31m)

Double glazed to two aspects. Two radiators. Coved ceiling. Fitted carpet. Power points. Fitted double wardrobes with hanging and shelf space.

BEDROOM TWO 12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to side. Radiator. Coved ceiling. Fitted carpet. Power points. Built in double wardrobes.

BEDROOM THREE 12' 8" x 11' 9" (3.86m x 3.58m)

Double glazed window to side. Radiator. Coved ceiling. Fitted carpet. Power points.

BATHROOM

Double glazed window to rear. Radiator. Coved ceiling. Laminated wood flooring. Four piece suite comprising of shower cubicle with mixer shower. Low flush WC. Panelled bath with mixer shower attachment. Vanity wash hand basin with cupboard under.



REAR GARDEN

Lovely mature grounds with lawn, well stocked flower and shrub borders and beds. Tree house. Play area with artificial lawn. Decking. Log cabin with kitchen, bathroom and office areas, power and light connected.

FRONT GARDEN

The property is approached via hedge archway and Stone driveway providing parking for several vehicles. Mature trees and shrubs.

GARAGE

Large garage with up and over door. 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.



Quintus Fordhams Row Orsett Essex RM16 3LA



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



Quintus, Fordhams Row, Rectory Road, GRAYS, RM16 3LA

Dwelling type: Detached house
Date of assessment: 13 December 2013
Date of certificate: 13 December 2013
Reference number: 8337-7622-1599-2747-4996
Type of assessment: RdSAP, existing dwelling
Total floor area: 193 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: £ 5,409

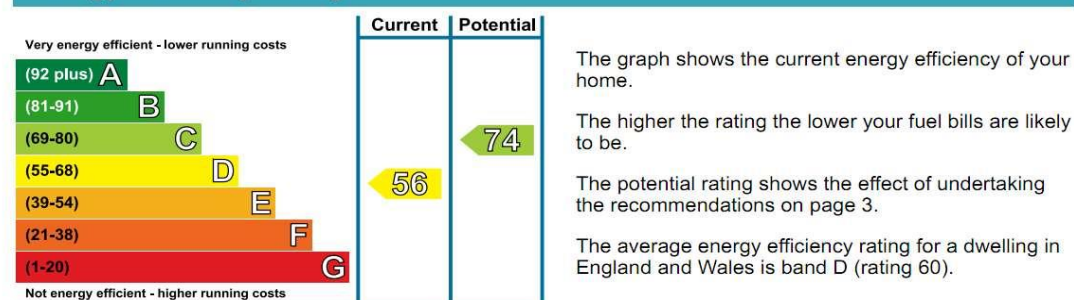
Over 3 years you could save £ 1,296

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 399 over 3 years	£ 234 over 3 years	
Heating	£ 4,533 over 3 years	£ 3,624 over 3 years	
Hot Water	£ 477 over 3 years	£ 255 over 3 years	
Totals	£ 5,409	£ 4,113	

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 Cavity wall insulation	£500 - £1,500	£ 310	✓
2 Floor Insulation	£800 - £1,200	£ 188	✓
3 Low energy lighting for all fixed outlets	£120	£ 145	

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.