



Orsett Village £795,000



The Elms Herga Hyll Orsett Essex RM16 3JA

ENTRANCE PORCH

Approached via hard wood door with obscure glazed side window.
Obscure glazed door to:

ENTRANCE HALL

Warm air vent. Fitted carpet. Power points. Panelling to two walls. Staircase to first floor with recess under. Cloaks cupboard.

CLOAKROOM

Obscure window. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Concealed cistern WC. Half tiled walls.

LOUNGE/DINER 25' 8" > 14'0 x 24' 2" (7.82m > 4.26m x 7.36m)

Double glazed to three aspects. Warm air vent. Coved ceiling. Fitted carpet. Power points. Feature stone wall with fitted gas fire. (Not Tested). Double glazed French doors to garden.

STUDY 13' 10" x 8' 1" (4.21m x 2.46m)

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

KITCHEN/BREAKFAST ROOM 12' 9" x 12' 5" (3.88m x 3.78m)

Double glazed window to rear. Warm air vent. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surface. Inset one and one half single drainer sink unit with mixer tap. Built in double oven and gas hob with extractor fan over. Integrated fridge. Tiled splashbacks. Panelling to walls.



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UTILITY ROOM 12' 7" x 6' 4" (3.83m x 1.93m)

Double glazed window to rear. Warm air vent. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surface. Integrated one and one half sink unit with mixer tap. Cupboard housing boiler (Not Tested). Recess and plumbing for automatic washing machine. Half tiled walls. Built in cupboard space. Door to garage.

CLOAKROOM

Obscure window. Tiled flooring. Half tiled walls. Low flush WC. Pedestal wash hand basin. Warm air vent.

LANDING

Warm air vent. Textured ceiling. Fitted carpet. Airing cupboard with lagged hot water tank. Access to loft.

MASTER BEDROOM 15' 6" x 13' 11" (4.72m x 4.24m)

Double glazed window to side. Warm air vent. Fitted carpet. Power points. Built in double wardrobes with hanging and shelf space. Window seat with drawer space under. Open to:

DRESSING ROOM

Warm air vent. Two built in wardrobes with hanging and shelf space. Dressing table. Door to:

EN SUITE

Obscure double glazed window. Warm air vent. Tiled flooring. Power points. White contemporary suite comprising of concealed cistern WC. Vanity wash hand basin with cupboard space. Double shower cubicle with mixer shower. Tiling to walls with border tile.



EN SUITE

Obscure double glazed window. Warm air vent. Tiled flooring. Power points. White contemporary suite comprising of concealed cistern WC. Vanity wash hand basin with cupboard space. Double shower cubicle with mixer shower. Tiling to walls with border tile.

BEDROOM TWO 16' 4" x 14' 0" > 9' 6" (4.97m x 4.26m > 2.89m)

Double glazed window to front. Warm air vent. Fitted carpet. Power points. Built in double wardrobes with hanging and shelf space.

BEDROOM THREE 15' 10" > 12' 0" x 9' 5" (4.82m > 3.65m x 2.87m)

Double glazed window to side. Warm air vent. Fitted carpet. Power points. Range of built in wardrobes with hanging and shelf space.

BEDROOM FOUR 16' 3" > 12' 7" x 8' 3" (4.95m > 3.83m x 2.51m)

Double glazed window to side. Warm air vent. Textured ceiling. Fitted carpet. Power points. Two built in wardrobes with hanging and shelf space.

FAMILY BATHROOM

Obscure double glazed window. Warm air vent. Textured ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush WC. Bidet. 'P' Shaped bath with mixer shower over. Vanity wall mirror.

REAR GARDEN

Immediate crazy paved patio leading to lawns with stepping stone path. Outside tap and light. Shed. Conifer screening. Path to side. Further paved patio and Summer House with power and light connected. Variety of mature trees and shrubs.



FRONT GARDEN

Mainly laid to lawn with a variety of trees and shrubs. Own driveway to garage.

GARAGE 18' 7" x 15' 7" (5.66m x 4.75m)

Electric up and over door. Power and light.

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.





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



The Elms, Herga Hill, Orsett, GRAYS, RM16 3JA

Dwelling type: Detached house
Date of assessment: 24 October 2016
Date of certificate: 25 October 2016
Reference number: 8594-0044-1829-3627-9063
Type of assessment: RdSAP, existing dwelling
Total floor area: 230 m²

Use this document to:

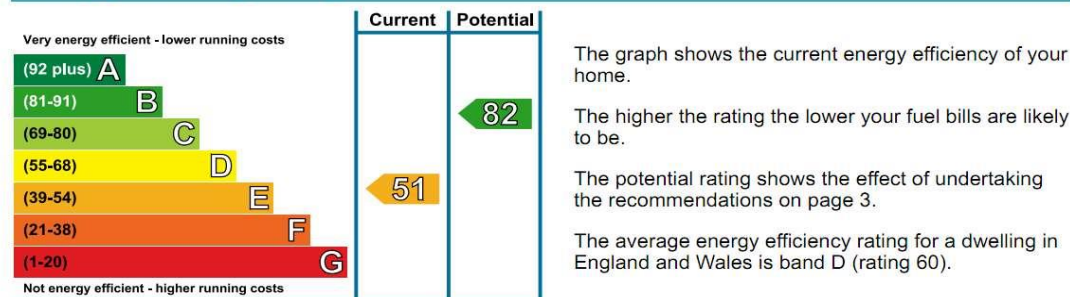
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,500
Over 3 years you could save	£ 4,056

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 456 over 3 years	£ 306 over 3 years	
Heating	£ 6,213 over 3 years	£ 2,823 over 3 years	
Hot Water	£ 831 over 3 years	£ 315 over 3 years	
Totals	£ 7,500	£ 3,444	

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 Room-in-roof insulation	£1,500 - £2,700	£ 1,824	✓
2 Cavity wall insulation	£500 - £1,500	£ 792	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 414	✓

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.