



Orsett £420,000



28 Rowley Road, Orsett, Essex, RM16 3ET

A UNIQUE TWO DOUBLE BEDROOM END TERRACE HOUSE SITUATED WITHIN THE HEART OF ORSETT VILLAGE WHICH HAS A DETACHED GARAGE/WORKSHOP, TWO GOOD SIZED BEDROOMS AND A DELIGHTFUL SOUTH WEST FACING GARDEN. EPC: TBC.

❖ ENTRANCE HALL

❖ KITCHEN

❖ LANDING

❖ BATHROOM

❖ GARDEN

❖ CLOAKROOM

❖ LOUNGE/DINING ROOM

❖ TWO DOUBLE BEDROOMS

❖ GARAGE/WORKSHOP

ENTRANCE HALL

Approached via double glazed door. Radiator. Fitted carpet. Power points. Stairs to first floor.

CLOAKROOM

Obscure double glazed window to side. Radiator. Vinyl flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush W.C.

KITCHEN 11' 7" x 6' 6" (3.53m x 1.98m)

Double glazed window to front. Inset lighting to ceiling. Vinyl flooring. Power points. A range of base and eye level units with complimentary work surface. Inset one and a half sink unit with mixer tap. Built in double oven. Hob with extractor fan over. Tiled splashbacks. Integrated dishwasher, washer dryer, fridge and freezer.

LOUNGE/DINING ROOM 15' 2" x 13' 5" (4.62m x 4.09m)

Double glazed windows with central French doors to rear garden. Radiator. Fitted carpet. Power points.

LANDING

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



BEDROOM ONE 13' 6" x 9' 11" (4.11m x 3.02m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. A range of single and double wardrobes with hanging and shelf space.

BEDROOM TWO 13' 4" x 8' 9" (4.06m x 2.66m)

Double glazed windows to front and side. Radiator. Fitted carpet. Power points. Cupboard housing boiler (Not tested). Access to loft.

BATHROOM

Radiator. Vinyl flooring. White suite comprising of panelled bath with mixer shower over. Pedestal wash hand basin. Low flush W.C. Tiling to walls. Shaver point.

REAR GARDEN

South west facing rear garden with paved patio leading to lawn. Stone borders. Gated side entrance. Personal door to garage/workshop. Gated rear access to parking.

GARAGE/WORKSHOP 17' 11" x 10' 2" (5.46m x 3.10m)

Up and over door. Power and light. Loft space. Personal door to garden. Parking for one vehicle.

FRONT GARDEN

Flower and shrub bed. Path.



PROPERTY DETAILS

Tenure: Freehold. Thurrock Council tax band: D. EPC: TBC.
Management fees of approximately £150 pa payable to RMG.

AGENT NOTES

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. 6. There are fees payable to RMG and the residents association.



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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 current 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		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

