



Orsett £675,000



Gammon Stables Bungalow, Baker Street, Orsett, Essex, RM16 3LJ

A DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED CHALET STYLE BUNGALOW SITUATED ON THE FRINGES OF ORSETT VILLAGE WITH EXCELLENT ROAD FRONTAGE, GATED DRIVEWAY AND EN-SUITE TO LARGE MASTER BEDROOM. EARLY VIEWING ADVISED. NO ONWARD CHAIN. EPC: C.

- ❖ ENTRANCE HALL
- ❖ DINING ROOM
- ❖ BATHROOM
- ❖ LANDING
- ❖ TWO FURTHER BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ KITCHEN
- ❖ LOUNGE
- ❖ UTILITY ROOM
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ GARAGE
- ❖ GATED DRIVEWAY

ENTRANCE HALL

Approached via double glazed door. Radiator. Laminate flooring. Power points. Cloaks cupboard. Double doors to lounge. Stairs to first floor with cupboard under. Decorated with dado rail.

KITCHEN 12' 8" x 11' 5" (3.86m x 3.48m)

Double glazed window to front. Coving to ceiling. Laminate flooring. Power points. A range of base and eye level units with complimentary work surface. Inset double sink unit with mixer tap. Range style cooker with extractor fan over. Breakfast bar. Recesses for appliances. Carousel unit. Tiled splashbacks.

DINING ROOM 13' 11" x 12' 6" (4.24m x 3.81m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Decorated with dado rail. Double doors to lounge.

LOUNGE 20' 10" x 14' 8" (6.35m x 4.47m)

Double glazed windows to side and rear. Two radiators. Coving to ceiling. Power points. Feature fireplace. Decorated with dado rail. Patio door to garden.

STUDY/UTILITY ROOM 16' 11" x 9' 2" (5.15m x 2.79m)

Double glazed window to rear. Radiator. Coving to ceiling. Laminate flooring. Power points. Boiler (Not tested). Recess and plumbing for washing machine. Double glazed door to garden.



BATHROOM

Obscure double glazed window. Radiator. Coving to ceiling. Tiled flooring. White suite comprising of panelled bath with mixer shower over. Wall mounted wash hand basin. Concealed cistern W.C. Tiling to walls.

LANDING

Airing cupboard with lagged tank. Fitted carpet. Access to loft.

MASTER BEDROOM 18' 2" x 14' 8" (5.53m x 4.47m)

Double glazed window to side. Two additional velux windows. Two radiators. Fitted carpet. Power points. Fitted wardrobes with hanging and shelf space and matching dressing table.

EN-SUITE

Velux window. Radiator. Fitted carpet. White suite comprising of low flush W.C. Vanity wash hand basin with cupboard under. Shower cubicle with mixer shower over. Tiling to walls.

BEDROOM TWO 16' 11" x 9' 5" (5.15m x 2.87m)

Double glazed window to side. Radiator. Fitted carpet. Power points. Fitted wardrobes and dressing table.



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BEDROOM THREE 10' 4" x 10' 4" (3.15m x 3.15m)

Velux window. Radiator. Fitted carpet. Power points. Fitted wardrobes and dressing table.

REAR AND SIDE GARDENS

Block paved patio leading to raised lawn. Stone and shrub bed. Gated side entrance. Personal door to garage.

FRONT GARDEN

Gated block paved driveway providing parking for several vehicles with the remainder laid to lawn.

DETACHED GARAGE

Up and over door. Power and light. Outside tap.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax band: F. EPC: C. The property has a private drainage system.



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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 current energy rating is C. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		