



Orsett £395,000



17 Malting Lane, Orsett, Essex, RM16 3HJ

A DELIGHTFUL THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN ORSETT VILLAGE WHICH HAS TWO RECEPTION ROOMS AND OWN DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES. NO ONWARD CHAIN. EPC: D.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ DINING ROOM
- ❖ BATHROOM
- ❖ FRONT GARDEN WITH OFF STREET PARKING
- ❖ CLOAKROOM
- ❖ KITCHEN
- ❖ THREE BEDROOMS
- ❖ REAR GARDEN
- ❖ NO ONWARD CHAIN

ENTRANCE HALL

Approached via double glazed door. Obscure double glazed window. Radiator. Coving to ceiling. Fitted carpet. Power points. Stairs to first floor with recess under.

CLOAKROOM

Radiator. Coving to ceiling. Tiled flooring. Half tiled walls. Low flush WC. Pedestal wash hand basin.

LOUNGE 14' 6" x 11' 0" (4.42m x 3.35m)

Double glazed French doors to garden. Radiator. Coving to ceiling. Fitted carpet. Power points. Feature fireplace surround.

KITCHEN 12' 1" x 10' 1" (3.68m x 3.07m)

Double glazed window to front. Radiator. Coved ceiling. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recesses for appliances. Tiled splashbacks. Double glazed door to side. Open to:

DINING ROOM 10' 11" x 9' 6" Max (3.32m x 2.89m Max)

Double glazed French doors to garden. Radiator. Coving to ceiling. Fitted carpet. Power points.

LANDING

Double glazed window to front. Coving to ceiling. Fitted carpet. Access to loft space.



BEDROOM ONE 11' 9" x 10' 11" (3.58m x 3.32m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Range of double and single fitted wardrobes with hanging and shelf space.

BEDROOM TWO 10' 11" x 9' 8" (3.32m x 2.94m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Range of fitted wardrobes with hanging and shelf space.

BEDROOM THREE 10' 7" x 6' 9" Max (3.22m x 2.06m Max)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in cupboard.

BATHROOM

Obscure double glazed window. White suit comprising of pedestal wash hand basin. Low flush WC. Panelled bath with shower screen. Tiling to walls with border tile. Radiator.

REAR GARDEN

Paved patio to lawn. Shed. Steps to further lawn area with fenced boundaries.

FRONT GARDEN

Block paved driveway providing parking for several vehicles with remainder laid to lawn.



PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: D. The original property is of non standard construction (PRC). Works have been carried out under Curtins Licence Repair System to include exterior cavity brick and block walls dated 29th November 2004. The work has a Local Authority Building Control Completion Certificate.

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.



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 D. 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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		