



Orsett Offers in Excess of



38 Welling Road, Orsett, Essex, RM16 3DF

A two bedroom terraced house situated on the ever popular Beauchamp Gate Orsett development which offers off street parking for two vehicles and longer than average rear garden. We strongly recommend an early viewing to avoid disappointment. EPC: TBC.

- ❖ ENTRANCE PORCH
- ❖ KITCHEN
- ❖ TWO BEDROOMS
- ❖ GOOD SIZE REAR GARDEN
- ❖ EARLY VIEWING ADVISED

- ❖ ENTRANCE HALL
- ❖ LOUNGE/DINING ROOM
- ❖ BATHROOM
- ❖ BLOCK PAVED DRIVEWAY FOR TWO VEHICLES

RECESSED ENTRANCE PORCH

Double glazed door to:

ENTRANCE HALL

Radiator. Coving to ceiling. Laminate flooring. Power points.

KITCHEN 8' 7" x 7' 10" (2.61m x 2.39m)

Double glazed window to front. Coving to ceiling. Vinyl flooring. Power points. A range of base and eye level units with complimentary work surfaces. Built in oven and hob with extractor fan over. Recesses for appliances. Tiled splashbacks.

LOUNGE/DINING ROOM 15' 4" x 12' 0" (4.67m x 3.65m)

Double glazed patio door to garden. Radiator. Coving to ceiling. Laminate flooring. Power points. Stairs to first floor with recess under.

LANDING

Fitted carpet.

BEDROOM ONE 12' 0" x 9' 4" (3.65m x 2.84m)

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



BEDROOM TWO 12' 4" x 5' 9" (3.76m x 1.75m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Built in double and single wardrobe. Access to loft space.

BATHROOM

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of pedestal wash hand basin. Low flush WC. Panelled bath with mixer shower attachment. Tiling to walls. Cupboard housing boiler (Not tested).

REAR GARDEN Approaching 50' (15.23m)

Immediate paved patio leading to lawn with stepping stone path. Well stocked flower and shrub borders. Decked patio area. Shed.

FRONT GARDEN

Mainly block paved providing parking for two vehicles. Stone bed and path.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax: C. EPC: TBC.



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 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 rating and score

This property's 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		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

