



Orsett £340,000



43 Rowley Road, Orsett, Essex, RM16 3ET

A delightful two bedroom cottage situated in the heart of Orsett Village which has been extended to provide excellent ground floor accommodation and has the benefit of a garage and no onward chain. EPC: D.

❖ LOUNGE

❖ KITCHEN

❖ LANDING

❖ SEPARATE W.C

❖ GARAGE

❖ DINING ROOM

❖ SHOWER ROOM

❖ TWO BEDROOMS

❖ REAR GARDEN

❖ NO ONWARD CHAIN

ENTRANCE

Double glazed door opening to Lounge.

LOUNGE 12' 11" x 10' 10" (3.93m x 3.30m)

Double glazed window to front. Coving to ceiling. Fitted carpet. Power points. Feature fireplace with wood surround.

DINING ROOM 10' 11" x 10' 11" (3.32m x 3.32m)

Radiator. Coving to ceiling. Fitted carpet. Power points. Stairs to first floor with cupboard under. Fitted units to one wall. Open to:

KITCHEN 10' 11" x 6' 5" (3.32m x 1.95m)

Double glazed window to rear. Coving to ceiling with inset lighting. Tiled flooring. Power points. A range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recesses for appliances. Tiled Splashbacks.

SHOWER ROOM

Obscure double glazed window. Heated towel rail. Coving to ceiling with inset lighting. Tiled flooring. White suite comprising of low flush W.C, pedestal wash hand basin and shower cubicle with mixer shower over. Built in cupboard. Half tiled walls.



LANDING

Fitted carpet. Access to loft.

BEDROOM ONE 13' 0" x 11' 4" (3.96m x 3.45m)

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

BEDROOM TWO 7' 8" x 7' 10" (2.34m x 2.39m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Cupboard housing boiler (Not tested).

SEPARATE WC

Vinyl flooring. Low flush W.C.

REAR GARDEN

Mainly block paved with flower and shrub bed. Shed with power and light. Rear access gate to garage.

GARAGE

Shared access leading to garage in block to rear. Up and over door.



FRONT

Paved pathway.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: B. EPC: TBC.



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.



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 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

