



Orsett £510,000



24 High Road, Orsett, Essex, RM16 3ER

An extremely tasteful three bedroom semi detached house situated within the heart of Orsett Village which offers a large rear garden with vehicular access and superb conservatory. Early viewing advised. EPC: D.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ SUPERB CONSERVATORY
- ❖ FAMILY BATHROOM
- ❖ LARGE REAR GARDEN
- ❖ CLOAKROOM
- ❖ KITCHEN/DINING ROOM
- ❖ THREE BEDROOMS
- ❖ OWN DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- ❖ VIEWING ADVISED

ENTRANCE HALL

Approached via Oak finished door. Radiator. Coved ceiling. Laminated wood flooring. Staircase to first floor with cupboard under.

CLOAKROOM

Vinyl flooring. Low flush WC. Vanity wash hand basin with cupboard under. Tiled splashback.

LOUNGE 13' 0" x 12' 0" (3.96m x 3.65m)

Two double glazed sliding sash windows to front. Radiator. Coved ceiling. Laminated wood flooring. Power points. Feature marble fireplace with gas fire (Not tested) and marble hearth.

KITCHEN/DINING ROOM 19' 7" x 9' 5" (5.96m x 2.87m)

Double glazed sliding sash window to rear. Radiator. Coved ceiling. Tiled flooring. Power points. Range of oak base and eye level units with complimentary work surface. One and one half stainless steel sink unit with mixer tap. Built in oven and ceramic hob with canopy over. Integrated dishwasher, fridge, freezer and wine cooler. Cupboard with plumbing for automatic washing machine. Glass fronted display unit. Double glazed French doors to conservatory.

CONSERVATORY 18' 8" x 9' 3" > 8'0 (5.69m x 2.82m > 2.44m)

Double glazed to two aspects with central French doors to garden. Radiator. Glass roof. Laminated wood flooring. Power points.



LANDING

Obscure double glazed sliding sash window. Coved ceiling. Fitted carpet. Power points. Access to loft.

BEDROOM ONE 12' 2" x 8' 11" (3.71m x 2.72m)

Two double glazed sliding sash windows to front. Radiator. Coved ceiling. Laminated flooring. Power points. Range of sliding fronted wardrobes with hanging and shelf space.

BEDROOM TWO 11' 0" x 9' 6" (3.35m x 2.89m)

Two double glazed sliding sash windows to rear. Radiator. Coved ceiling. Fitted carpet. Power points.

BEDROOM THREE 8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed sliding sash window to front. Radiator. Coved ceiling. Fitted carpet. Power points.

BATHROOM

Obscure double glazed sliding sash window. Heated towel rail. Coved ceiling with inset lighting. Vinyl flooring. White suite comprising of corner shower cubicle with electric power shower. Low flush WC. Vanity wash hand basin. Panelled bath with central mixer tap. Tiling to walls with border tile.



REAR GARDEN Approximately 60' x 60' (18.27m x 18.27m)

Extensive paved patio with inset lighting leading to artificial lawn with fenced and walled boundaries. Planters and seating area. Double gated side entrance providing parking. Shed. Outside power, lighting and tap.

FRONT GARDEN

Own driveway providing parking for two vehicles. Stone hard standing for further parking. Flower and shrub borders.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: D.



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

