



Orsett Village £350,000



Double glazed door to:

ENTRANCE HALL

Radiator. Laminated wood flooring. Power points. Spindled staircase to first floor.

CLOAKROOM

Obscure double glazed window. Radiator. Inset lighting to ceiling. Vinyl flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC.

KITCHEN 10' 8" x 8' 4" (3.25m x 2.54m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Karndean flooring. Power points. Range of base and eye level units with complimentary work surface. Inset one and one half sink unit with mixer tap. Built in double oven and five ring gas hob with canopy over. Integrated fridge, freezer, dishwasher and automatic washing machine. Tiling to walls.

LOUNGE/DINING ROOM 15' 8" > 12'0 x 14' 9" (4.77m > 3.65m x 4.49m)

Double glazed windows to rear with central French doors. Two radiators. Laminated wood flooring. Power points. Built in cupboard.

LANDING

Textured ceiling. Power points. Cupboard housing boiler (Not Tested). Access to loft.

BEDROOM ONE 12' 6" x 8' 6" (3.81m x 2.59m)

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



22 Rowley Road Orsett Village Essex RM16 3ET

BEDROOM TWO 12' 9" > 10'7 x 8' 2" (3.88m > 3.22m x 2.49m)

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

BEDROOM THREE 9' 3" x 6' 11" (2.82m x 2.11m)

Double glazed window to rear. Radiator. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Radiator. Inset lighting to ceiling. Vinyl flooring. White suite comprising of panelled bath. Pedestal wash hand basin. Low flush WC. Tiling to walls. Shaver point.

REAR GARDEN

Immediate paved patio area leading to lawn. Path. Fenced boundaries. Gated rear access leading to garage.

FRONT GARDEN

Mainly laid to lawn with shrub border. Path.

GARAGE & PARKING

Shared access leading to driveway providing parking for one car. Garage having up and over door.



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 Performance Certificate



22, Rowley Road, Orsett, GRAYS, RM16 3ET

Dwelling type: Mid-terrace house
Date of assessment: 24 February 2015
Date of certificate: 24 February 2015

Reference number: 0230-2834-7321-9525-4381
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

Use this document to:

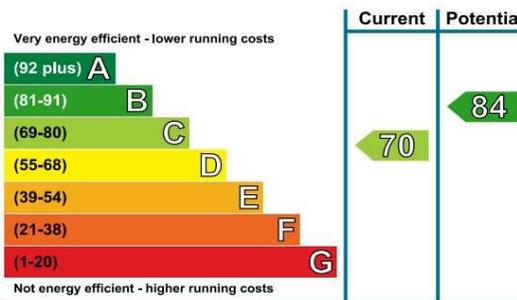
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,827
Over 3 years you could save	£ 174

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 1,317 over 3 years	£ 1,254 over 3 years	
Hot Water	£ 369 over 3 years	£ 258 over 3 years	
Totals	£ 1,827	£ 1,653	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 66	
2 Solar water heating	£4,000 - £6,000	£ 105	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 813	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.