



Orsett £675,000



15 The Spinney, Orsett, Essex, RM16 3EJ

An outstanding and deceptively spacious three bedroom detached bungalow situated in an enviable location within the heart of Orsett Village which needs to be viewed to be appreciated. EPC:TBC.

- ❖ ENTRANCE HALL
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ DELIGHTFUL FRONT AND REAR GARDENS
- ❖ NO ONWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ BATHROOM
- ❖ SUPERB CONSERVATORY
- ❖ UTILITY ROOM
- ❖ GARAGE AND OWN DRIVEWAY

ENTRANCE HALL

Double glazed door to entrance hall. Radiator. Coving to ceiling. Fitted carpet. Built in cupboard. Access to loft.

CLOAKROOM

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush W.C. Half panelled walls.

LOUNGE 16' 11" x 12' 0" (5.15m x 3.65m)

Radiator. Fitted carpet. Power points. Feature fireplace. Open to:

CONSERVATORY 12' 10" x 11' 11" (3.91m x 3.63m)

Double glazed to rear with central French doors. Two radiators. Tiled flooring. Power points.

KITCHEN/BREAKFAST ROOM 13' 10" x 15' 7" max (4.21m x 4.75m max)

Double glazed window to rear. Velux window. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. A range of base and eye level units with complimentary work surfaces. Inset butler sink with mixer tap. Recesses for appliances. Integrated Range cooker. French doors to garden.



UTILITY ROOM

Double glazed door to front. Tiled flooring. Power points. Base and wall units with complimentary work surface. Inset vanity wash hand basin. Recesses for appliances. Tiled splashback.

BEDROOM ONE 16' 7" x 12' 8" (5.05m x 3.86m)

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

BEDROOM TWO 10' 4" x 7' 10" (3.15m x 2.39m)

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

BEDROOM THREE/SNUG 9' 11" x 7' 8" (3.02m x 2.34m)

Two double glazed windows to front and side. Radiator. Laminate flooring. Power points.

BATHROOM

Obscure double glazed window. Radiator. Tiled flooring. Half slipper bath with ball and claw feet. Low flush W.C. Shower cubicle. Extractor fan. Tiling to walls.



REAR GARDEN

Manicured rear garden with immediate paved patio leading to lawn with well stocked flower and shrub borders. Variety of trees. Gated side entrance.

FRONT GARDEN

Mainly laid to lawn with own driveway providing parking for several vehicles. Flower and shrub borders.

GARAGE

Good size garage with double doors. Power and light. Personal door to side.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council tax band: D. EPC: TBC.



AGENTS NOTE

1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer 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.



15 The Spinney, Orsett, Essex, RM16 3EJ



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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

