



Orsett £260,000



8 Church Row, Malting Lane, Orsett, Essex, RM16 3HL

A charming one bedroom cottage situated in a popular location within Orsett Village which has rear parking and car port, delightful rear garden and no onward chain. EPC C.

❖ KITCHEN

❖ CONSERVATORY

❖ BEDROOM

❖ NO ONWARD CHAIN

❖ REAR GARDEN

❖ LOUNGE

❖ LANDING

❖ SHOWER ROOM

❖ CAR PORT

❖ FRONT GARDEN

KITCHEN 9' 9" x 8' 9" (2.97m x 2.66m)

Door to Kitchen. Sliding sash window to front. Radiator. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surfaces. Stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Stairs to first floor. Open to:

LOUNGE 10' 4" x 9' 10" (3.15m x 2.99m)

Sliding sash window. Radiator. Fitted carpet. Power points. Feature fireplace with fitted gas fire (Not tested). Open to:

CONSERVATORY 8' 10" x 6' 9" (2.69m x 2.06m)

Windows to rear. Radiator. Vinyl flooring. Door to garden.

LANDING

Fitted carpet. Access to loft.

BEDROOM ONE 10' 3" x 10' 1" (3.12m x 3.07m)

Sliding sash window to rear. Radiator. Fitted carpet. Power points. Feature cast iron fireplace. Built in cupboard.



SHOWER ROOM

Sliding sash window to front. Radiator. Vinyl flooring. White suite comprising of shower cubicle with mixer shower over. Low flush W.C. Pedestal wash hand basin. Cupboard housing boiler (Not tested). Tiling to walls.

REAR GARDEN

Paved patio leading to lawn and fenced boundaries. Gated entrance to car port with block paved driveway approached via shared rear access.

FRONT GARDEN

Shared gated entrance to path. Mainly laid to lawn with flower and shrub borders.

PROPERTY DETAILS

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



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.



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.



Score	Energy rating	Current	Potential
92+	A		 94 A
81-91	B		
69-80	C	 70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		