



Orsett Village £575,000



1 Parkway, Orsett Village, Essex, RM16 3HA

A unique three bedroom detached property nestling in this popular turning within Orsett Village which has excellent frontage and parking which needs to be viewed to be appreciated. EPC: D.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ UTILITY ROOM
- ❖ THREE BEDROOMS
- ❖ REAR GARDEN
- ❖ LONG INDEPENDENT DRIVEWAY TO GARAGE
- ❖ CLOAKROOM
- ❖ KITCHEN/DINING ROOM
- ❖ LANDING
- ❖ BATHROOM
- ❖ FRONT GARDEN
- ❖ NO ONWARD CHAIN

ENTRANCE HALL

Double glazed windows to front and side. Radiator. Coving to ceiling. Tiled flooring. Power points.

CLOAKROOM

Obscure double glazed window. Radiator. Coving to ceiling. Tiled flooring. White suite comprising of low flush W.C. Vanity wash hand basin with cupboard under. Tiled splashback.

LOUNGE 20' 8" x 16' 2" (6.29m x 4.92m)

Double glazed bay window to front. Double glazed window to side. Two radiators. Coving to ceiling with inset lighting. Fitted carpet. Feature fireplace with granite surround and hearth. Stairs to first floor. Power points. Open to:

KITCHEN/DINING ROOM 20' 10" x 9' 5" (6.35m x 2.87m)

Double glazed window to rear. Radiator. Coving to ceiling with inset lighting. Karndean flooring. Range of base and eye level units with granite work surfaces. Inset sink unit with mixer tap. Built in double oven and microwave. Five ring gas hob with canopy over. Integrated dishwasher. Recess for American style fridge/freezer. Tiling to walls. Power points. Double glazed French doors to garden.

UTILITY ROOM

Granite work surface with recess and plumbing for washing machine. Cupboard housing boiler (Not tested). Karndean flooring, Power points.



LANDING

Double glazed window to side. Radiator. Coving to ceiling. Fitted carpet. Access to loft.

BEDROOM ONE 16' 0" x 11' 11" (4.87m x 3.63m)

Double glazed window to front. Range of double and single wardrobes with hanging and shelf space. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points.

BEDROOM TWO 11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Built in cupboard. Power points.

BEDROOM THREE 9' 6" x 8' 11" (2.89m x 2.72m)

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

BATHROOM

Obscure double glazed windows to rear and side. Heated towel rail. Coving to ceiling with inset lighting. Tiled flooring. White suite comprising of panelled bath with mixer shower attachment. Vanity wash hand basin with cupboard under. Concealed cistern W.C. Double shower cubicle with mixer shower. Tiling to walls with border tile.



REAR GARDEN

Immediate paved patio stepping to lawn. Path to decked patio area. Fenced boundaries. Personal door to garage. Outside light and power. Side entrance.

FRONT GARDEN

Block paved independent driveway providing parking for numerous vehicles. Lawn with shrub borders. Variety of trees.

GARAGE 22' 10" x 10' 2" (6.95m x 3.10m)

Up and over door. Power and light. Door to garden.

PROPERTY DETAILS

Tenure: Freehold. EPC: D. Thurrock Council Tax Band: E. Please note the pictures being used are from a previous advertising campaign and are being used for illustration purposes only.



AGENTS NOTE

AGENTS NOTES 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.



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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 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 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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

