

Energy performance certificate (EPC)

57, Welling Road
Orsett
GRAYS
RM16 3DW

Energy rating
D

Valid until:
21 February 2029

Certificate number:
2628-3026-7262-6921-9964

Property type

Detached house

Total floor area

75 square metres

Rules on letting this property

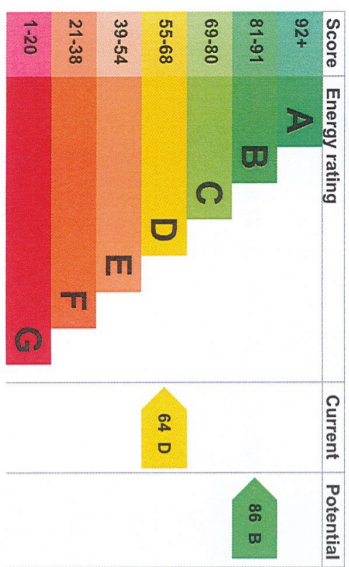
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

LENNARD & HILL

RESIDENTIAL

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**Welling Road
Orsett
£450,000**

- Great Location
- 3 Bedroom Detached House
- Own Drive to Garage
- South Facing Garden
- En-suite to Bedroom 1
- Family Bathroom
- Ground Floor WC
- Living Room Overlooks Garden
- Dining Area
- Beautiful Kitchen
- Granite Tops
- Some Integrated Appliances

A great location and a great 3 bedroom detached house with an independent driveway to a garage plus a lovely south facing garden. Inside, features a beautiful kitchen with granite tops, whilst the family bathroom is complemented by an en-suite & ground floor WC. Definitely worth viewing.



Extra photos over leaf...
VIDEOVIEW online



GROUND FLOOR

ENTRANCE HALL

Double glazed door and adjacent window to front. Radiator. Stairs to first floor. Doors to rooms. Coving to ceiling.

TOILET

Opaque double glazed window to side. White suite comprising close coupled WC, vanity unit with wash basin. Radiator. Coving to ceiling.

LOUNGE 4.67m (15'4") x 3.36m (11')

Double glazed patio doors to the garden. Radiator. Feature fireplace. Coving to ceiling.

DINING AREA 2.66m (8'9") x 2.54m (8'4")

Double glazed bow window to front. Luxury vinyl floor. Radiator. Coving to ceiling. Arch to Kitchen.

FITTED KITCHEN 2.79m (9'2") x 2.66m (8'9")

Double glazed window to rear overlooks the garden. Door to side. Attractive range of stylish fitted units at both base and eye level with a bridging unit over the window and carved granite worktops with an under-slunk sink unit & mixer tap plus matching up-stands. Integrated oven, microwave, hob & hood. Feature spot lights. Integrated appliances.

FIRST FLOOR LANDING

Storage cupboard. Doors to rooms. Access to loft.

BEDROOM 1 3.65m (12') x 2.66m (8'9")

Double glazed window to front. Radiator. Coving to ceiling. Door to En-suite.

EN-SUITE SHOWER ROOM

Opaque double glazed window to rear. Attractive ceramic tiled floor with decorative border. Modern white suite comprising pedestal wash basin, close coupled WC and shower enclosure. Chrome ladder radiator.

BEDROOM 2 3.22m (10'7") x 2.36m (7'9")

Double glazed window to front. Radiator. Coving to ceiling. Built-in wardrobe.



BEDROOM 3 2.38m (7'10") x 2.35m (7'8")

Double glazed window to rear. Coving to ceiling. Fitted wardrobes to 2 walls. Laminate floor. Radiator.

BATHROOM

Opaque double glazed window to rear. Chrome ladder radiator. White suite comprising close coupled WC, pedestal wash basin & panelled bath with mixer tap & shower attachment. Ceramic tiled walls with decorative border. Coving to ceiling.

EXTERIOR

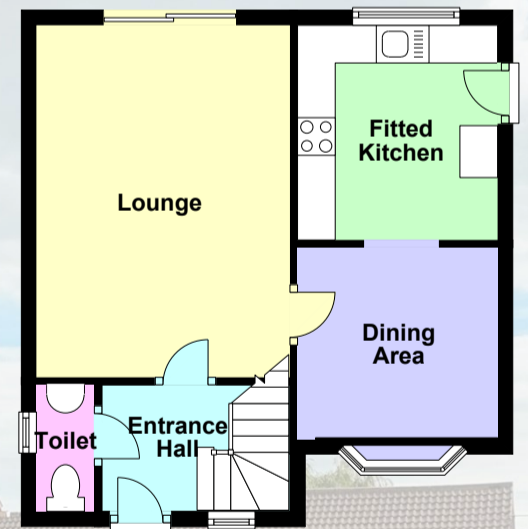
FRONT The property is situated in a cul-de-sac location with an independent drive leading to the garage for several vehicles, a lawn garden and hedges. There is a gate from the drive to the garden.

GARAGE Up and over door. 16'2 x 8'2.

REAR Garden is approx. 41' in length and south facing commencing with a paved patio area and the remainder neatly laid to lawn with flower and shrub borders. 2nd patio area behind the garage. Side gate to driveway.



Ground Floor



First Floor

