

RPRS

CONTACT

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FOR SALE

£675,000

High Specification Detached Family Home

ADDRESS

3 Welling Road,
Orsett,
Grays
RM16 3DF

SIZE

194 m² (2,092 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Detached house
- + Five bedrooms
- + Ground floor rear extension
- + Loft space conversion
- + High specification kitchen diner
- + Dual aspect lounge
- + Air conditioning
- + Utility room
- + Garden room
- + Garage
- + Multi vehicle driveway
- + Freehold
- + Sold with vacant possession

OVERVIEW

The property is an attractive five-bedroom detached house located on the Beauchamp Gate development that has been extended in 2020 on both the ground floor and into the roof space providing a substantial family home.

The ground floor of the property comprises an entrance hall with WC, a spacious dual aspect lounge, a high specification kitchen diner including modern kitchen units and a utility room. The first floor comprises a family bathroom and three double bedrooms with the master bedroom having a dressing room and en-suite bathroom. The second floor comprises two more double bedrooms and a shower room.

Outside there is off street parking for multiple vehicles, a single garage with electric roller shutter door, a good sized and enclosed rear garden, and garden room with space for a jacuzzi.

The property has been thoughtfully updated throughout in recent years with upgraded double glazing, gas combination boiler, air conditioning, ADT alarm system and driveway security bollards.

The property would suit an owner occupier looking to move into a ready-made modern family home.

LOCATION

The property is situated on the Beauchamp Gate development, which is 1.5 miles to the village of Orsett, Grays. Orsett has a wealth of shops and amenities, including large supermarkets, Orsett Hospital and Orsett Golf Course.

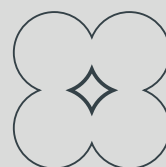
The property has excellent road transport links with the A13 carriageway just 0.5 miles away, which in turn leads west after 5.5 miles to Junction 30 of the M25 Motorway.

East Tilbury Station is 4 miles to the south, providing rail access into London via the C2C line.

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ACCOMMODATION

Ground	76 m ²	821 ft ²
First	58 m ²	632 ft ²
Second	39 m ²	422 ft ²
Garage	13 m ²	136 ft ²
Garden Room	8 m ²	90 ft ²
TOTAL	195.25 m²	2,092 ft²
Approx. gross internal floor area		

SERVICES

We understand the property has mains gas, electricity, water and drainage. There are air conditioning units providing cooling and additional heating. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is rated in Council Tax Band F by Thurrock Council. Interested parties should make their own investigations.

TENURE

Freehold.

GUIDE PRICE

£675,000

VIEWING

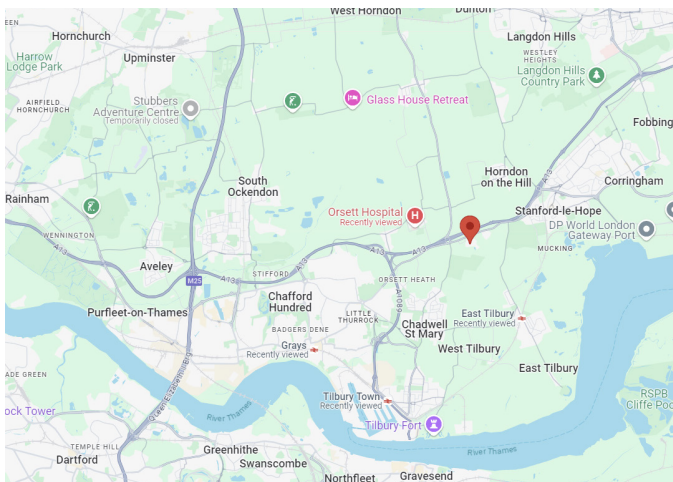
Please contact sole selling agents:

RPRS
0203 148 7500
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NB: For identification purposes only



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.