

Orsett Village Monthly Rental Of



10 Bonham Drive Orsett Essex RM16 3HG

ENTRANCE HALL

Approached via double glazed door. Radiator. Vinyl flooring. Power points. Spindle staircase to first floor with cupboard under.

CLOAKROOM

Radiator. Vinyl flooring. White suite comprising; Low flush W.C. Pedestal wash hand basin with tiled splash back.

LOUNGE 15' 8" x 10' 6" (4.77m x 3.20m)

Double Glazed windows to front and side. Two radiators. Fitted carpet. Power point. Feature marble effect Louis style fireplace, with marble hearth.

KITCHEN/ DINER 15' 7" x 8' 10" (4.75m x 2.69m)

Double Glazed window to front. Radiator. Inset lights to ceiling. Tiled flooring. Power points. Range of Oak effect base and eye level units with complimentary work surface with inset one and a half stainless steel sink unit with mixer tap. Built in stainless steel oven and hob, with extractor fan over. Tiling to two walls. Integrated dishwasher, fridge and freezer. Double glazed French doors to garden.

LANDING

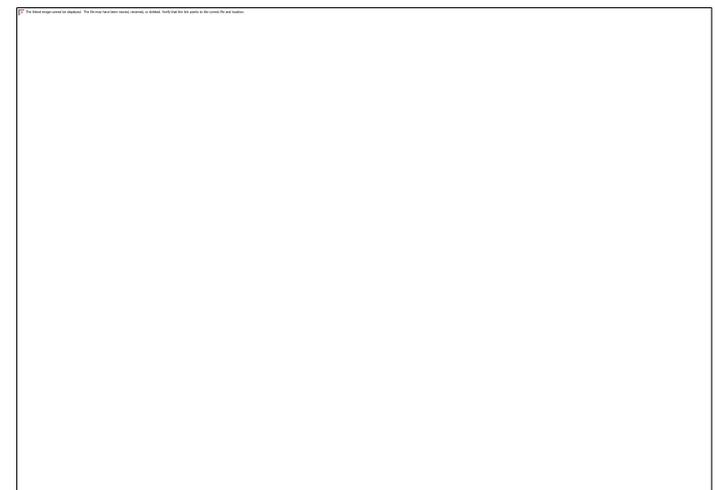
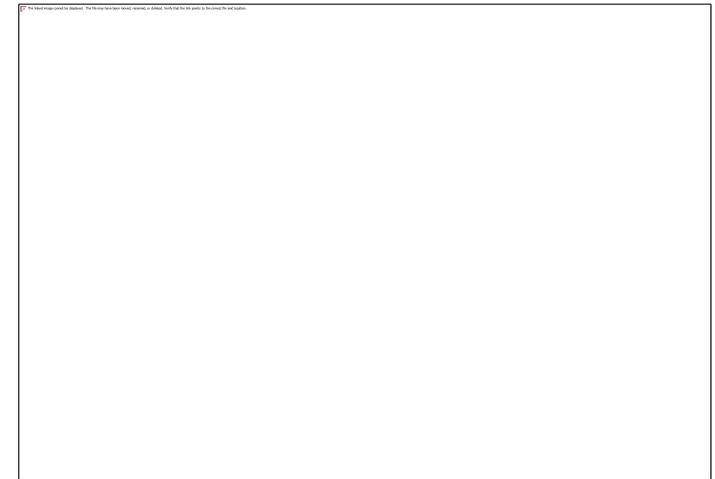
Fitted carpet. Access to loft.

BEDROOM ONE 10' 9" x 9' 1" (3.27m x 2.77m)

Double glazed window to side. Textured ceiling. Fitted carpet. Power points. Range of built in double and single wardrobes.

EN SUITE

Obscure double glazed window. Radiator. Vinyl flooring. Shaver point. White suite comprising; Double shower cubicle with mixer shower. Pedestal hand basin. Low flush W.C. Tiling to walls with border tile.



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BEDROOM TWO 8' 11" x 8' 4" (2.72m x 2.54m)

Double glazed window to side. Radiator. Fitted carpet. Range of double and single wardrobes with hanging and shelf space.

BEDROOM THREE 11' 11" > 8' 11" x 6' 5" (3.63m > 2.72m x 1.95m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Cupboard housing hot water system (Not Tested).

BATHROOM

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising: Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low flush W.C. Tiled walls with border tile.

REAR GARDEN

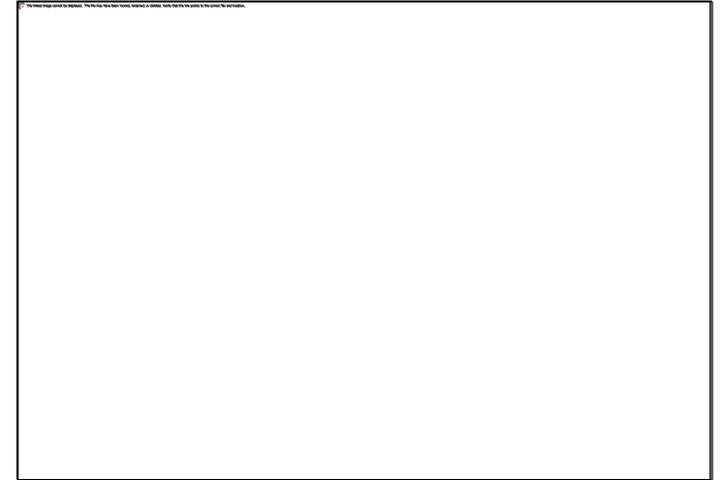
Paved patio leading to lawn with flower and shrub border. Rear gated entrance.

FRONT

Shrub bed. Path.

GARAGE

Up and over door.



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later 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.

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.

