



Chandler & Martin
01375 891007
FOR SALE
www.chandlerandmartin.co.uk

Orsett Offers in Excess of



28 High Road, Orsett, Grays, Essex, RM16 3ER

A delightful three, formerly four bedroom detached house situated in the heart of Orsett Village which has two reception rooms, detached garage and no onward chain. EPC: D.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ FRONT AND REAR GARDENS
- ❖ NO ONWARD CHAIN
- ❖ CLOAKROOM
- ❖ DINING ROOM
- ❖ THREE BEDROOMS
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ VILLAGE LOCATION

ENTRANCE HALL

Approached via a double glazed door. Fitted carpet. Stairs to first floor with cupboard under.

CLOAKROOM

Obscure double glazed window. Concealed cistern W.C. Wall mounted wash hand basin. Tiling to walls with border tile.

KITCHEN 12' 0" x 8' 11" (3.65m x 2.72m)

Double glazed window to rear. Coving to ceiling. Power points. A range of base and eye level units with complimentary work surfaces. Stainless steel sink unit with mixer tap. Built in hob with extractor fan over. Recesses for appliances. Cupboard housing boiler (Not tested). Larder cupboard. Double glazed door to side.

LOUNGE 23' 5" x 11' 0" (7.13m x 3.35m)

Double glazed window to front. Two radiators. Coving to ceiling. Fitted carpet. Power points. Ornate fireplace. Archway to Dining room.

DINING ROOM 11' 8" x 9' 1" (3.55m x 2.77m)

Double glazed windows to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Double glazed door to garden.



LANDING

Double glazed window to side. Airing cupboard with lagged hot water tank. Fitted carpet. Access to loft space.

BEDROOM ONE 12' 1" x 10' 11" (3.68m x 3.32m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in mirror fronted wardrobes and drawer unit.

BEDROOM TWO 10' 11" x 8' 6" (3.32m x 2.59m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Built in mirror fronted wardrobes and drawer unit.

BEDROOM THREE 12' 3" x 7' 0" (3.73m x 2.13m)

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

BATHROOM

Two Double glazed windows. White suite comprising of corner bath with tiled surround. Shower cubicle with electric shower over. Vanity wash hand basin with cupboard and drawer space under. Low flush W.C. Tiling to walls. Fitted seating area.



REAR GARDEN

Double gates leading to lawn with flower and shrub borders. Patio area to rear. Garage with up and over door.

FRONT GARDEN

Block paved off street parking for two vehicles. Remainder laid to lawn with flower and shrub border. Shared driveway to garage.

GARAGE

Up and over door. Power and light connected.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: F. EPC: D.



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.



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 believe 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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

