



Orsett Village £680,000



The Ramblers, Rectory Road, Orsett Village, Essex, RM16 3EH

A delightful and very charming three double bedroom detached property situated within the conservation area in Orsett Village, central to all amenities which offers superb living accommodation and own driveway to detached garage. No onward chain. EPC: TBC.

❖ ENTRANCE HALL

❖ SITTING ROOM

❖ STUDY

❖ CONSERVATORY

❖ UTILITY ROOM

❖ LANDING

❖ BATHROOM

❖ LOUNGE

❖ EN-SUITES TO BEDROOMS ONE AND TWO

❖ CLOAKROOM

❖ KITCHEN

❖ NO ONWARD CHAIN

❖ MASTER BEDROOM WITH ENSUITE

❖ SECOND BEDROOM WITH ENSUITE

CANOPIED ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator. Fitted carpet. Power points. Stairs to first floor with recess under.

LOUNGE 12' 8" x 12' 1" (3.86m x 3.68m)

Secondary double glazed window to front. Radiator. Fitted carpet. Power points. Feature fireplace with wood surround and low level cupboards either side. Decorated with picture rail.

SITTING ROOM 12' 2" x 11' 11" (3.71m x 3.63m)

Bay window to front. Casement window to side. Radiator. Fitted carpet. Power points. Feature fireplace with marble insert and hearth.

INNER HALL

Radiator. Fitted carpet.



STUDY 8' 8" x 6' 8" (2.64m x 2.03m)

Window to rear. Radiator. Fitted carpet. Power points.

CLOAKROOM

Window to rear. Radiator. Tiled flooring. Vanity wash hand basin with cupboard under. Low flush W.C. Tiling to walls finished with border tile.

CONSERVATORY 12' 1" x 8' 9" (3.68m x 2.66m)

Double glazed windows to three aspects. Tiled flooring. Power points. Double glazed French doors to garden.

KITCHEN 15' 9" x 11' 7" (4.80m x 3.53m)

Two secondary glazed windows to side. Radiator. Exposed beamed ceiling. Tiling to floor. Power points. A range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Recess for appliances. Tiled splashbacks. Door to cellar/storage room.

UTILITY ROOM 11' 6" x 6' 1" (3.50m x 1.85m)

two windows to rear. Radiator. Tiled flooring. Power points. Base and eye level units with complimentary work surface. Inset sink unit with mixer tap. Recess for appliances. Tiled splashbacks. Cupboard housing boiler (Not tested). Door to garden.



LANDING

Secondary double glazed window to side. Fitted carpet. Power points.

BEDROOM ONE 16' 5" x 12' 1" Max (5.00m x 3.68m Max)

Two secondary double glazed windows to front. Radiator. Fitted carpet. Power points. Feature cast iron fireplace.

ENSUITE

Obscure glazed window. Radiator. Fitted carpet. White suite comprising of vanity wash hand basin with cupboard under. Low flush W.C. Shower cubicle with electric shower. Tiling to walls. Fitted wall unit.

BEDROOM TWO 13' 7" x 11' 8" (4.14m x 3.55m)

Two windows to rear. Radiator. Fitted carpet. Power points. Fitted wardrobes with hanging and shelf space.

ENSUITE

White suite comprising of vanity wash hand basin with vanity mirror. Low flush W.C. Corner shower with mixer shower over. Heated towel rail. Fitted carpet.



BEDROOM THREE 12' 2" x 12' 1" (3.71m x 3.68m)

Secondary double glazed bay window to front. Further window to side. Radiator. Fitted carpet. Power points. Feature cast iron fireplace.

BATHROOM

Obscure glazed window to rear. Radiator. Fitted carpet. 60/40 corner bath. Low flush W.C. Tiled splashbacks. Corner shower cubicle with electric shower. Fitted wardrobes.

REAR GARDEN

Westerly facing garden. Stone patio leading to lawn. Well stocked flower and shrub borders. Steps to main lawn area with hedged boundaries. Vegetable garden. Raised flower and shrub border. Ornamental fish pond. Gated entrance to driveway. Parking for two vehicles.

FRONT GARDEN

Paved veranda. Own gated driveway to side.

GARAGE 16' 5" x 9' 3" (5.00m x 2.82m)

Up and over door. Power and lighting. Loft space.

PROPERTY DETAILS

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



AGENTS NOTE

1. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We may receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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.



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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. 6. Please note the property is in the Orsett Village conservation area.



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.



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