



Orsett £435,000



12 Randall Drive, Orsett, Grays, Essex, RM16 3GT

AN EXTREMELY DESIRABLE THREE BEDROOM TOWN HOUSE SITUATED WITHIN THE ORSETT VILLAGE DEVELOPMENT WHICH HAS BEEN TASTEFULLY FINISHED THROUGHOUT AND HAS A SUPERB LOUNGE WITH MEDIA WALL, CONSERVATORY AND EN-SUITE TO MASTER BEDROOM. EPC: C

- ❖ ENTRANCE HALL
- ❖ KITCHEN
- ❖ CONSERVATORY
- ❖ TWO FURTHER BEDROOMS
- ❖ GARAGE
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ BATHROOM
- ❖ REAR GARDEN

ENTRANCE HALL

Approached via double glazed door. Boxed radiator. Laminate flooring. Power points. Stairs to first floor.

CLOAKROOM

Laminate flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush W.C.

KITCHEN 11' 4" x 8' 2" (3.45m x 2.49m)

Double glazed window to front. Radiator. Vinyl flooring. Power points. A range of base and eye level units with complimentary work surface. Inset one and a half stainless steel sink with mixer tap. Built in double oven. Hob with extractor fan over. Integrated dishwasher and automatic washing machine. Tiled splashbacks.

LOUNGE 15' 9" x 15' 6" (4.80m x 4.72m)

Double glazed bay window with central French doors. Two boxed radiators. Fitted carpet. Power points. Media wall with T.V and fire.

CONSERVATORY 9' 2" x 8' 3" (2.79m x 2.51m)

Double glazed windows to three aspects with French doors to garden. Fitted carpet. Power points. Heat exchange unit.



LANDING

Radiator. Fitted carpet. Power points. Cupboard housing boiler (Not tested). Stairs to second floor.

BEDROOM TWO 15' 0" x 10' 4" (4.57m x 3.15m)

Two double glazed windows to rear. Boxed radiator. Fitted carpet. Walk in wardrobe. Power points.

BEDROOM THREE 11' 8" x 8' 0" (3.55m x 2.44m)

Double glazed window to front. Boxed radiator. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Heated towel rail. Vinyl flooring. White suite comprising of panelled bath with mixer shower attachment and tiled surround. Pedestal wash hand basin. Low flush W.C.

SECOND LANDING

Velux window. Eaves storage. Fitted carpet.



MASTER BEDROOM 17' 8" x 11' 10" (5.38m x 3.60m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Built in double wardrobes with hanging and shelf space. Further built in wardrobe. Access to loft space.

EN-SUITE

Velux window. Radiator. Inset lighting to ceiling. Vinyl flooring. White suite comprising of pedestal wash hand basin. Shower cubicle with mixer shower over. Low flush W.C. Tiling to walls with border tile.

REAR GARDEN

Artificial lawn leading to paved patio. Fenced boundaries. Outside tap.

GARAGE

Situated to rear. Up and over door. Block paved parking for one vehicle.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: E. Management fees payable to RMG approximately £160pa. EPC: C.



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. 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. There are fees payable to RMG and Orsett Village residents association.



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.



Energy rating and score

This property’s current energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		