



Orsett £345,000





## 2 South View Cottages, Rectory Road, Orsett, Essex, RM16 3JX

A DELIGHTFUL TWO BEDROOM TERRACED COTTAGE SITUATED IN A SMALL CUL DE SAC WITHIN ORSETT VILLAGE WITH TWO DOUBLE BEDROOMS AND BATHROOM TO THE FIRST FLOOR AND SHOWER ROOM, LOUNGE AND KITCHEN/DINER TO THE GROUND FLOOR. OFF STREET PARKING. NO ONWARD CHAIN. EPC: E.

- ❖ ENTRANCE PORCH
- ❖ SHOWER ROOM
- ❖ TWO BEDROOMS
- ❖ FENCED FRONT GARDEN
- ❖ VILLAGE LOCATION

- ❖ LOUNGE
- ❖ KITCHEN/DINER
- ❖ BATHROOM
- ❖ PARKING FOR ONE VEHICLE
- ❖ NO ONWARD CHAIN

### **ENTRANCE PORCH**

Approached via double glazed door. Quarry tile floor. Double glazed to two aspects. Door to:

**LOUNGE** 22' 2" x 11' 11" > 7'7 (6.75m x 3.63m > 2.31m)

Double glazed sliding sash window to front. Two radiators. Fitted carpet. Power points. Stairs to first floor with built in cupboard.

**KITCHEN/DINER** 11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed sliding sash window to front. Radiator. Laminated wood flooring. Power points. Range of base and eye level units with complimentary work surface. Inset one and one half stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiling to walls.

### **SHOWER ROOM**

Obscure double glazed window. Radiator. Tiled flooring. White suite comprising of pedestal wash hand basin. Low flush WC. Tiled shower cubicle with mixer shower. Tiling to walls.

### **LANDING**

Double glazed window to rear. Fitted carpet.



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### **BEDROOM ONE** 14' 0" x 12' 0" (4.26m x 3.65m)

Double glazed sliding sash window to front. Radiator. Fitted carpet.  
Power points.

### **BEDROOM TWO** 12' 0" x 10' 10" (3.65m x 3.30m)

Double glazed sliding sash window to front. Radiator. Fitted carpet.  
Power points. Range of fitted wardrobes with central dressing table.

### **BATHROOM**

Obscure double glazed sliding sash window. Radiator. Vinyl flooring.  
Three piece suite comprising of low flush WC. Pedestal wash hand basin.  
Panelled bath. Cupboard housing boiler (Not tested). Tiling to walls.

### **FRONT GARDEN**

Mainly laid to lawn with picket fence boundaries. Path. Parking for one vehicle.

### **PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: E. The property is situated within the Orsett Conservation area.



## 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. We understand that there rights of way to the rear of the property. We request that all interested parties should check the details with their legal representative. 7. There are common services to and from this property.



**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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		