



Brunel Way, South Woodham Ferrers

BEAUTIFULLY PRESENTED: Castle Estate Agents are proud to offer FOR SALE this wonderful 2 BEDROOM terraced house. Great opportunity for a starter home or a BUY TO LET INVESTMENT situated on this quiet sought after road opposite a vast OPEN GREEN SPACE.

- Beautifully presented
- Off street parking x 2
- Low maintenance Garden
- Adjacent to large green space
- Walk to Train Station
- 2 Bedrooms
- Summer House
- Great starter home/Buy to let
- Double glazed
- Walk to Town Centre

£324,995 Freehold

Front aspect

Hard standing off street parking x 2 to the side of the property, double glazed door with frosted glass inset to Hallway

Hallway

Laminated wood flooring, door to lounge, power points, coving, skirting, storage cupboard

Lounge 11' 8" by 15' 7" (3m 56cm by 4m 75cm), ()

Double glazed window to the front aspect, 2 x wall mounted radiators, roller blind, power points, TV points, laminated wood flooring, door to Kitchen.

Kitchen 9' by 9' 2" (2m 74cm by 2m 79cm), ()

Eye level and base level unit, white UPVC double glazed window and door to rear aspect, integrated stainless steel NEFF double electric oven and grill, roll edge work surfaces, inset sink and drainer unit, electric hob with stainless steel extractor fan, tiled splash-backs, vinyl flooring.

First floor landing

Doors to all rooms, loft access, carpeted, power points, coving, skirting, 1 x light fitting.

Master Bedroom

Double glazed window to the front aspect, fitted mirror wardrobes, carpeted, power points, TV points, skirting, coving.

Bedroom 2 8' 5" by 8' 2" (2m 57cm by 2m 49cm), ()

Double glazed window to the rear aspect, wardrobe cupboard, carpeted, coving, skirting, power points.

Family Bathroom

Toilet and sink set in vanity unit comprising of a low level flush toilet, hand was basin with mixer taps, panel enclosed bath with mixer taps with wall mounted mains shower over tiled splash back, laminated wood flooring, extractor fan, down lighters, radiator.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Rear Garden

Apporx 40ft west facing rear garden with decked area, short pilled artificial grass, power points, access to summer house.

Summer House 10' 7" by 10' (3m 23cm by 3m 5cm), (I)

A versatile summer House located to the rear of the garden , built with brick, Double glazed white UPVC French Style doors to garden, power points, tilled flooring.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92
(81-91) B		
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