



Melville Heath, South Woodham Ferrers, CM3 5FX

Guide price £260,000

- Viewing Highly Recommended
- Spacious Accommodation Throughout
- Open Plan Lounge/Kitchen/Dining Room
- Fitted Family Bathroom
- Two Bedrooms
- Sought After Location
- Less Than 1 Mile to Train Station
- Good Size Rear Garden
- Allocated Parking Space
- EPC - TBC

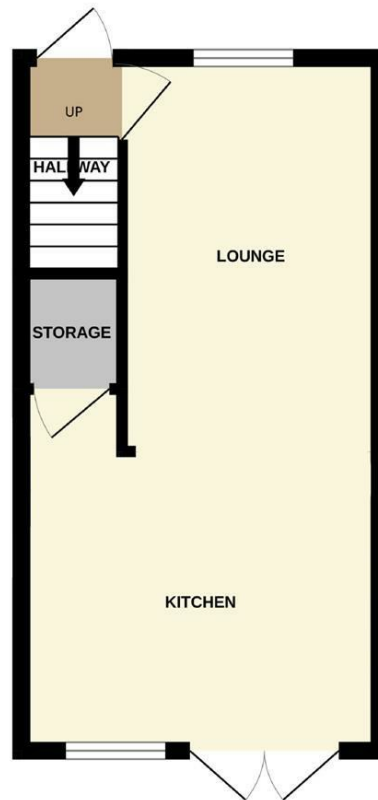
This well presented two bedroom house is located in South Woodham Ferrers, a small town surrounded by countryside, there is a nature reserve and beautiful walks along the River Crouch as well as boasting many amenities. To name a few, there is a library, sports centre, leisure centre with a swimming pool, parks, public houses, restaurants, supermarkets, The Call of The Wild Zoo and Marsh Farm. The town also benefitting a train station with London Liverpool Street being less than an hours travel time.

The accommodation includes a master bedroom and a further bedroom along with a fitted family bathroom to the first floor. On the ground floor there is an entrance hall, open plan lounge/dining room/kitchen area. Externally the property is set back from the road with a low maintenance frontage. To the rear, the property has a well maintained rear garden which is mainly laid to lawn and a large patio seating area. The property benefits from a allocated parking space & visitors parking. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

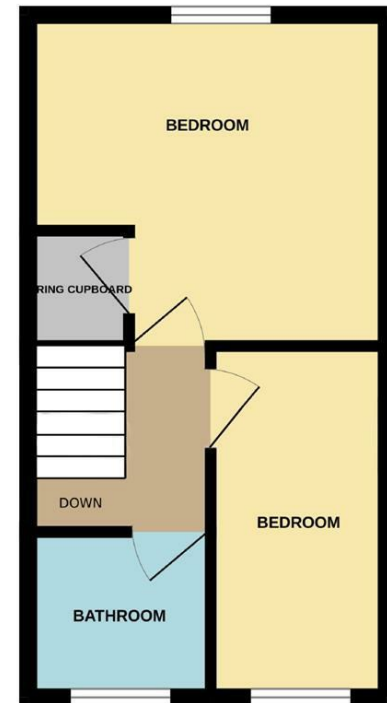
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Distances

South Woodham Railway

Station - 0.4 miles

South Woodham Ferrers High

School - 0.3 miles

Chelmsford City Centre - 13.5 miles

Southend (London) Airport - 14.0 miles

(All mileages are approx.)

ACCOMMODATION

GROUND FLOOR

Hallway

Double glazed window to front.

Stairs to first floor. Wood effect flooring. Door to :-

Lounge/Kitchen/Dining Room

8.2m x 3m (26'10" x 9'10")

Double glazed windows to front and rear. Double glazed French doors leading to rear garden.

Built in storage cupboard.

Wooden units fitted to eye and base level with stone effect work surfaces, inset 1 1/2 sink and drainer and tiled splashbacks.

Space for oven, fridge-freezer and washing machine. Wood effect flooring.

FIRST FLOOR

Landing

Stairs to ground floor. Access to loft space via hatch. Doors to :-

Bedroom One

3.6m x 3.6m (11'9" x 11'9")

Double glazed window to front.

Airing cupboard housing hot water cylinder.

Bedroom Two

2.9m x 1.8m (9'6" x 5'10")

Double glazed window to rear.

Wood effect flooring.

Bathroom

Obscure window to rear. Three piece suite comprising panelled bath with shower attachments, low level WC and pedestal wash hand basin. Part tiled walls. Tiled flooring.

EXTERIOR

Rear Garden

Large paved patio seating area with the remainder laid to lawn. Fenced to boundaries. Outside lighting.

Frontage

Mainly laid to lawn with a pathway leading to the entrance door.

Parking

Once allocated parking space.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric Heating

Local Authority - Chelmsford

District Council.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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