



## 22 Blake Court, South Woodham Ferrers, Essex CM3 5XY Price £310,000

An exceptionally well presented freehold, three bedroom family home situated within a pleasant location overlooking a greensward play area, convenient for the town centre, and Collingwood primary school. Featuring a good size modern fitted kitchen, spacious lounge, separate dining room, modern white bathroom, and master bedroom with fitted wardrobes. Other features include PVCu double glazed windows, gas fired central heating via combi boiler, low maintenance rear garden with artificial lawn, plus allocated covered car port with additional visitor car parking. Tenure: Freehold - Council Tax Band: C - EPC rating: D - Carport service charge £175 per annum.



## Accommodation

Dining Room: 11'5 x 8'11 (3.48m x 2.72m)

Lounge: 16'11 x 9'11 (5.16m x 3.02m)

Kitchen: 11'5 x 7'6 (3.48m x 2.29m)

Bedroom One: 10'8 x 10' (3.25m x 3.05m)

Bedroom Two: 10'8 x 8'3 (3.25m x 2.51m)

Bedroom Three: 7'2 x 7' (2.18m x 2.13m)

Family Bathroom

Rear Garden

Allocated Carport

### AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

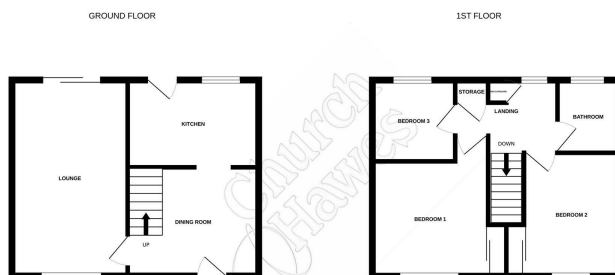
Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, corridors, stairs and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, fixtures and fittings shown here are not to be taken as a guarantee as to their condition or availability. They may be altered without notice.

