

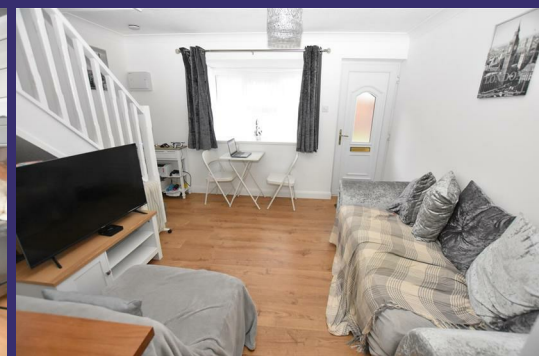


## 28 Melville Heath, South Woodham Ferrers, Essex CM3 5FT Price £175,000

Constructed by 'Messrs Countryside PLC' to the DEBUT starter home design, this enduringly popular style of home offers a fantastic opportunity to take the first step on the property ladder, features include: PVCu double glazed windows and door, bathroom with white suite, kitchen with grey fitted units, oven and hob, bedroom with fitted mirror front wardrobes/storage, lounge, externally both allocated and visitors parking are available with communal gardens to compliment. Tenure Leasehold.

EPC: D, COUNCIL TAX B. LEASE 82 YEARS APX. G/RENT £120 PA APX. MAINTENANCE £1200 PA APX.

The vendor will be renewing this and adding a further 90 years on completion total apx: 173 years. The new part of the lease will have peppercorn ground rent after the existing lease runs out.





## ACCOMMODATION

### FIRST FLOOR

#### LANDING

Textured and coved ceiling, access to loft area, double airing cupboard/wardrobe, doors to:

#### BATHROOM

Obscure PVCu sealed unit double glazed window to rear, textured and coved ceiling, LED downlights, tiled visible walls, white low level WC, pedestal wash hand basin, bath with mixer taps and power shower over.

#### BEDROOM 10'3 x 9'1 (3.12m x 2.77m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, laminate flooring, fitted double mirror wardrobe and storage.

#### GROUND FLOOR

Half obscure PVCu sealed unit double glazed entrance door to:

#### LOUNGE 12'10 x 10'5 (3.91m x 3.18m)

PVCu sealed unit double glazed square bay window to front, textured and coved ceiling, laminate flooring, stairs rise to first floor, TV point, open to:

#### KITCHEN 12'10 x 5'3 (3.91m x 1.60m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, laminate flooring, under stairs cupboard, fitted kitchen with contrasting work surfaces and tiled splash backs comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface with drawers and cupboards under, space under and plumbing for washing machine, adjacent work surface with inset 4 ring electric hob oven under and extractor fan over, 2 wall cupboards, display/storage unit, breakfast bar.

### OUTSIDE

#### FRONT

Storage cupboard.

#### ALLOCTED PARKING

Visitors parking.

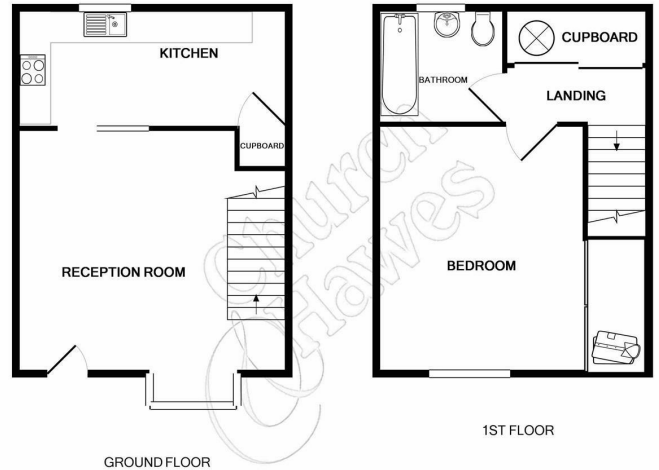
#### COMMUNAL GARDENS

#### AGENTS NOTE

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/21/18

