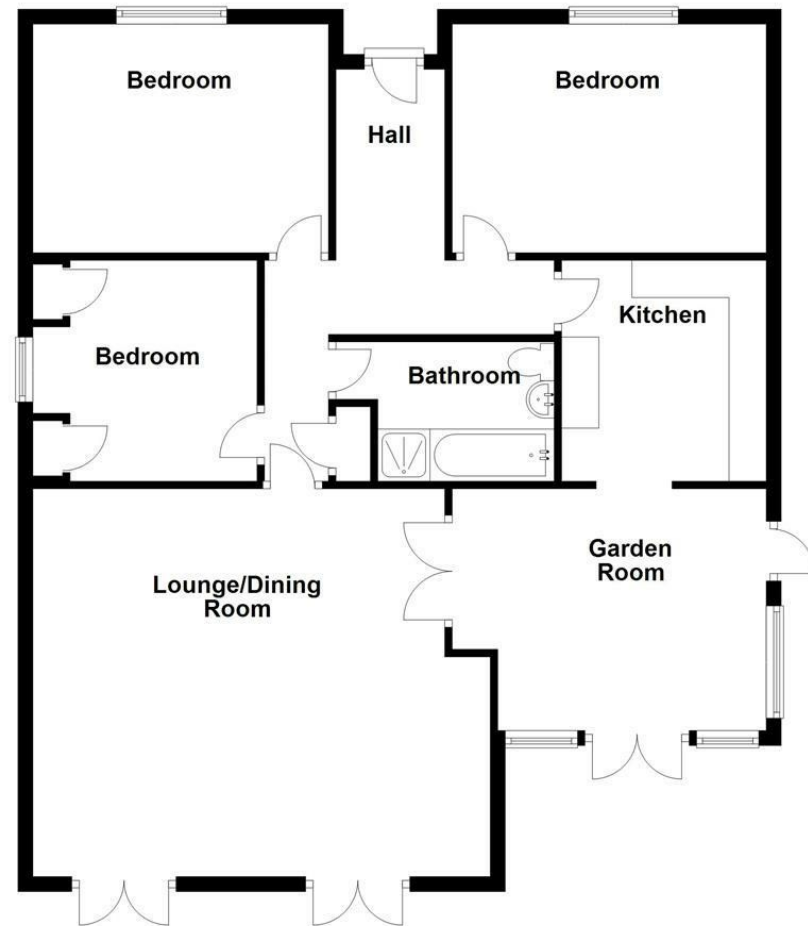


Ground Floor
Approx. 1124.2 sq. feet



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Plan produced using PlanUp.



12 Albert Road, South Woodham Ferrers, CM3 5LP

An extended three bedroom detached bungalow centrally located convenient for both town center and train station, boasting a wealth of fine features to include an exceptionally large lounge, shaker style fitted kitchen with adjacent garden room, white bathroom suite with both bath & shower, PVCu double glazing and gas fired central heating. Externally this home features a 45ft rear garden with access to both side, plus in and out driveway parking. To be sold with no onward chain. Freehold, Council tax band D, EPC rating E.



Price £485,000

ACCOMMODATION

GROUND FLOOR

Solid door with stained glass insert to: -

ENTRANCE HALL

Laminate floor, radiator, dado rail, coved cornice to smooth ceiling, built-in storage cupboard, access to loft, doors to all rooms.

BEDROOM 2 12'9" x 10'1" (3.89m x 3.07m)

PVCu double glazed window to front, range of fitted bedroom units, radiator, coved cornice to smooth ceiling.

BEDROOM 1 14'10" x 10'1" (4.52m x 3.07m)

PVCu double glazed window to front, radiator, coved cornice to smooth ceiling.

BEDROOM 3 10'1" x 9'9" (3.07m x 2.97m)

PVCu double glazed window to side, radiator, cupboard housing combi boiler, additional wardrobe, coved cornice to smooth ceiling.

BATHROOM

White suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c., shower cubicle with glazed screen door, majority tiled to walls, tiled floor, double radiator, smooth ceiling inset spotlights.

KITCHEN 9'11" x 9'10" (3.02m x 3.00m)

Eye and base level units, laminate work surface, stainless steel one and a half bowl sink unit, integrated oven, gas hob, concealed extractor hood, plumbing for a washing machine, space for fridge freezer, coved cornice to smooth ceiling, double width doorway to: -

GARDEN ROOM 10'11" x 15'7" (3.33m x 4.75m)

PVCu double glazed window to two elevations, PVCu double glazed French style doors to rear garden also PVCu door to side, radiator, coved cornice to smooth ceiling with spotlights, double doors to: -

LOUNGE 20'2" x 17'9" (6.15m x 5.41m)

Two sets of double glazed doors to rear garden, two radiators, coved cornice to smooth ceiling, feature fireplace.

REAR GARDEN 45' approx. (13.72m approx.)

Extensive patio area, remainder laid to lawn, outside tap, side access via gate either side.

FRONT GARDEN

In and out driveway, mature herbaceous borders, gates either side allowing access to rear garden.

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.

- AN EXTENDED DETACHED THREE BEDROOM BUNGALOW
- LARGE LOUNGE
- GARDEN ROOM
- SAHAKER STYLE FITTED KITCHEN
- WHITE BATHROOM SUITE
- GAS FIRED CENTRAL HEATING
- 45 FT REAR GARDEN
- IN AND OUT DRIVEWAY
- VACANT POSSESSION
- FREEHOLD. COUNCIL TAX BAND D. EPC RATING E

