

www.churchandhawes.com  
19 Reeves Way, South Woodham Ferrers,  
Essex, CM3 5XF  
Tel: 01245 329429  
swf@churchandhawes.com

# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 3 Bankside Close, South Woodham Ferrers, Essex CM3 5TT Price £325,000

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. 3 Bedroom semi detached house situated conveniently for the local rail station shops and catchment of Woodville primary school. The accomodation does require some modernisation and improvement and includes: Bathroom with white suite, 3 bedrooms, lounge, fitted kitchen diner with Ash style units. Gas heating via a combi boiler installed in 2023, PVCu sealed unit double glazed windows and doors. SOLD AS SEEN. TENURE FREEHOLD. EPC: C. C/TAX: C.



## ACCOMODATION

### FIRST FLOOR

#### LANDING

Textured ceiling, access to loft space, airing cupboard, doors to:

#### BATHROOM

Obscure PVCu sealed unit double glazed window to rear, textured ceiling, radiator, white suite comprising: Low level WC, pedestal wash hand basin, panel enclosed bath with mixer taps and shower attachment, mixer shower, tiled to visible walls.

#### BEDROOM 1 13'2 x 8'5 (4.01m x 2.57m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator.

#### BEDROOM 2 10'10 x 8'5 (3.30m x 2.57m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator.

#### BEDROOM 3 8'7 x 5'10 (2.62m x 1.78m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator.

#### GROUND FLOOR

Obscure PVCu sealed unit double glazed entrance door to:

#### HALL

Textured ceiling, radiator, stairs rise to first floor, double obscure glazed doors to:

#### LOUNGE 14'9 x 11'5 (4.50m x 3.48m)

PVCu sealed unit double glazed square bay window to front, textured and coved ceiling, radiator, feature brick fire place with raised brick hearth and dispaly mantle over, TV point, dimmer switch, door to:

#### KITCHEN DINER 14'6 x 9'2 (4.42m x 2.79m)

2 PVCu sealed unit double glazed window to rear, obscure PVCu sealed unit double glazed door to garden, smooth plaster and coved ceiling, radiator, tiled visible floor, refitted Ash style kitchen comprising: one and a half bowl single drainer stainless steel sink unit with mixer taps inset to work surface, cupboard and storage space under, plumbing for washing machine, adjacent work surface inset 4 ring stainless steel gas hob, oven under, extractor fan over and oven under, drawers and cupboards, 8 wall cupboards, matching work surface upstands, under stairs cupboard.

#### OUTSIDE

##### FRONT

Own drive and parking for 2 cars, shingle bed.

##### GARAGE

Up and over door, light and power, eves storage, door to garden, wall mounted gas 'Combi' boiler serving heating and hot water.

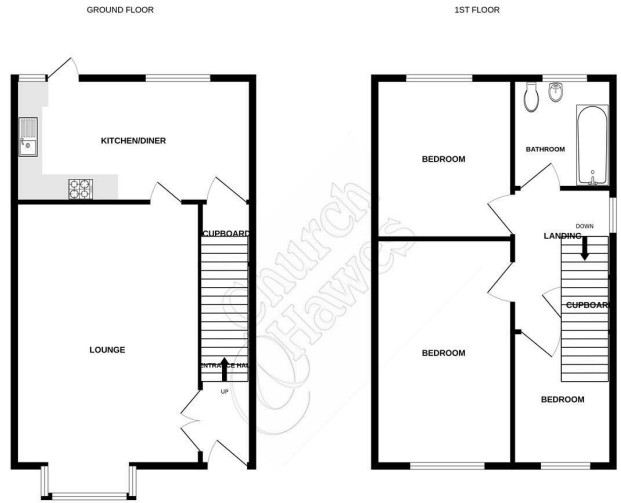
##### REAR GARDEN 60 (18.29m)

Crazy paved patio to lawn, shed and outside tap.

#### 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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The architect, surveyor and draughtsman make no claim for accuracy and no guarantee is made with reference to this plan. Map data ©2024

