



38 Saltcoats, South Woodham Ferrers, Essex CM3 5LE Price £370,000

Spacious three bedroom semi-detached house offering sealed unit PVCu double glazed windows, white four piece bathroom suite, lounge, fitted cherry wood style kitchen with adjoining dining area overlooking the enclosed good size rear garden. Other benefits include gas radiator heating, single garage, own driveway and front garden. Offered for sale with no onward chain. Freehold, EPC rating E Council tax band D



GROUND FLOOR

Entered via solid door into entrance hall.

ENTRANCE HALL

Laminate flooring, stairs to first floor with cupboard under, radiator, coved to textured ceiling, doors to lounge and kitchen.

LOUNGE 14 x 12 (4.27m x 3.66m)

PVCu double glazed window to window to front elevation, coved to textured ceiling, laminate flooring

KITCHEN/DINER 17'9 x 9'4 (5.41m x 2.84m)

PVCu double glazed window to rear elevation also PVCu double glazed double doors to rear garden. Eye and base level units, laminate work surfaces, inset stainless steel single drainer sink unit with mixer tap, integrated oven, gas hob with extractor hood over, plumbing for washing machine, ceramic tiled floor.

FIRST FLOOR

LANDING

Access to loft, built in storage cupboard housing hot water cylinder, doors to all first floor rooms.

BEDROOM ONE 13'4 x 9'6 (4.06m x 2.90m)

PVCu double glazed window to front elevation, radiator, textured ceiling

BEDROOM TWO 10 x 9'6 (3.05m x 2.90m)

PVCu double glazed window to rear elevation, radiator, coved to textured ceiling.

BEDROOM THREE 8'1 x 8 (2.46m x 2.44m)

PVCu double glazed window to front elevation, radiator

BATHROOM

PVCu obscure double glazed window to rear elevation, three piece white suite comprising panelled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, radiator, coved to textured ceiling.

EXTERIOR

REAR GARDEN 46' (14.02m)

Commencing paved patio area, remainder laid to lawn, perimeter fencing, courtesy door to garage.

FRONT GARDEN

mainly laid to lawn with driveway parking for two vehicles

GARAGE

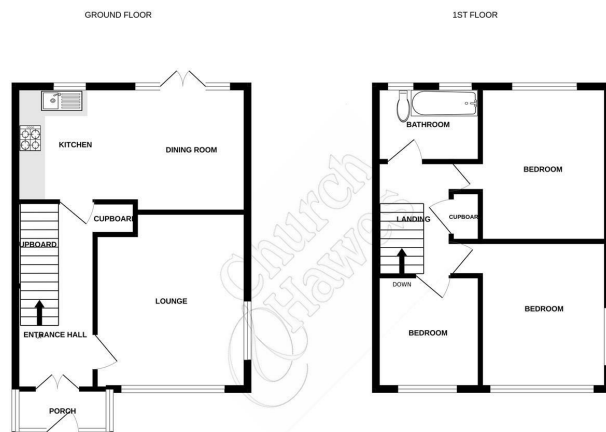
Up & over door, power and light connected

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

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 plans, buildings, roads and other items are approximate and no responsibility is taken for any error or omission. The plans are for illustrative purposes only and should be used as a guide only. Any purchaser is advised to obtain a professional valuation and professional advice before any purchase and to their own satisfaction. Measurements are not guaranteed.

