

www.churchandhawes.com

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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



34 Haltwhistle Road, South Woodham Ferrers, CM3 5ZF Price £190,000

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. Pleasantly situated on the periphery of town yet easily accessible to the local rail station and shops, this 2 bedroom first floor apartment, beautifully presented, built in wardrobes to the master bedroom, refitted shower room with White suite, lounge, fitted Shaker style cream kitchen with oven, hob, washing machine and fridge freezer to remain, PVCu replacement double glazed windows and modern electric heaters, allocated carport and visitors parking. Tenure Lease hold, appx 114 years to remain. Ground rent £250 PA. Service charge £1280.00 PA. Council Tax band B. EPC Rating C.



ACCOMMODATION

Entrance door to communal hallway, security phone entry system, stairs rise to first floor, Entrance door to:

PORCH

Textured ceiling, security entry control phone, door to:

HALL

Textured ceiling, electric convector radiator, doors to:

BEDROOM 1 12'1 x 8'9 (3.68m x 2.67m)

PVCu sealed unit double glazed window to rear, textured and covered ceiling, double built in wardrobe cupboard, airing cupboard with pressurised water cylinder.

BEDROOM 2 7'5 x 6'9

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

SHOWER ROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, LED lighting, heated chrome ladder towel rail, refitted modern white suite comprising: Vanity wash hand basin, low level WC, walk in shower with glazed screen and mixer shower, tiled to visible walls.

LOUNGE 12'4 x 10'8 (3.76m x 3.25m)

PVCu sealed unit double glazed window to rear, textured and covered ceiling, electric convector radiator, TV point, open to:

KITCHEN 7'7 x 6'9 (2.31m x 2.06m)

PVCu sealed unit double glazed window to front, textured ceiling, refitted cream Shaker style kitchen with integrated appliances to remain, comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard and washing machine under to remain, adjacent work surface, drawers, cupboards under, inset 4 ring ceramic hob, oven under, double base unit, integrated fridge and freezer, 6 wall cupboards, tiled splash backs to work surfaces.

OUTSIDE

CARPORT

VISITORS PARKING

ENCLOSED BIN STORE

COMMUNAL GARDENS

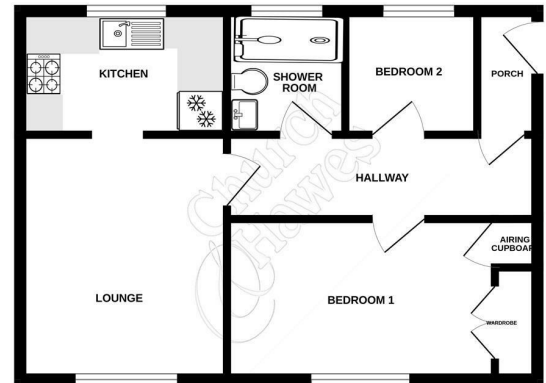
AGENTS NOTE

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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, doors 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 in conjunction with the property particulars. The services, fixtures and fittings shown here are not intended to be guaranteed and may vary without notice. Map data ©2024

