



## 33 Hamberts Road, South Woodham Ferrers, CM3 5TP Price £335,000

Three bedroom semi detached house occupying a generous size plot providing a nice size front garden with driveway parking for three vehicles, plus 35ft x 32ft south facing rear garden. Conveniently situated within walking distance to the train station, town centre and is in The Woodville primary school catchment area. Internally the property is in need of refurbishment but does benefit from PVCu double glazed windows and gas fired central heating, lounge with adjacent dining room, fitted kitchen and family bathroom. With Garage to the side and to be sold with no onward chain this home provides a great opportunity to buy a semi detached house at a reasonable price. Freehold, Council Tax band C. EPC rating: C





## ENTRANCE HALL

Entered via PVCu double glazed door into entrance hall, stairs rising to first floor with cupboard under, radiator, doors leading to lounge & kitchen.

## KITCHEN 10'10 x 7'5 (3.30m x 2.26m)

PVCu double glazed window to front, range of eye and base level units, laminate work surfaces with inset sink unit, space for cooker, plumbing for washing machine.

## LOUNGE 13' x 10'10 (3.96m x 3.30m)

PVCu double glazed window to rear, brick built feature fireplace, radiator, open plan to dining room

## DINING ROOM 10'10 x 9'4 (3.30m x 2.84m)

PVCu double glazed door leading to rear garden, radiator, serving hatch to kitchen.

## FIRST FLOOR

### LANDING

PVCu double glazed window to front, radiator, doors to all first floor rooms

### BEDROOM ONE 12'9 x 10'9 (3.89m x 3.28m)

PVCu double glazed window to rear, built in storage cupboard, radiator.

### BEDROOM TWO 10'10 x 9'8 (3.30m x 2.95m)

PVCu double glazed window to rear elevation, fitted wardrobes, radiator.

### BEDROOM THREE 9'8 x 6'7<6'7 (2.95m x 2.01m<2.01m)

PVCu double glazed window to front, radiator, built in storage cupboard.

### BATHROOM

Three piece suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c, fully tiled to walls, radiator.

### EXTERIOR

### REAR GARDEN 35 x 32 (10.67m x 9.75m)

Commencing with a paved patio area, remainder laid to lawn with shrub boarders, timber shed, courtesy door leading into garage.

### FRONT GARDEN

Laid to lawn with flower and shrub beds, extensive driveway proving parking for 3 vehicles

### GARAGE

Approached via a Three car driveway, up and over door, power and light connected, loft storage space.

### 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.

