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Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents



33 Saltcoats, South Woodham Ferrers, Essex CM3 5LE Offers in the region of £330,000

Situated within walking distance of both the local rail station and town centre, shops and schools, this spacious two bedroom semi-detached home boasts replacement PVCu double glazed windows and doors, white family bathroom, Maple style kitchen with integrated appliances, entrance hall, lounge with adjoining sealed unit PVCu double glazed conservatory overlooking the enclosed landscaped garden. Other benefits include gas radiator heating, single garage, block paved driveway and landscaped front garden. Offered for sale with no onward chain. Freehold. Council Tax Band C. EPC rating E



FIRST FLOOR

LANDING

Coved cornice to textured ceiling, access to loft space via ladder being insulated and part boarded with light, fitted carpet, doors to: -

BATHROOM

Obscure sealed unit PVCu sealed unit double glazed window to side, textured ceiling, radiator and towel rail, refitted white three piece suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment with glazed shower splash screen and shower over, fully tiled to walls and floor.

BEDROOM 1 10'4" x 9'5" plus wrdbs (3.15 x 2.87 plus wrdbs)

Sealed unit PVCu double glazed window to rear, coved cornice to textured ceiling, radiator, fitted carpet, TV cable, wardrobes to one wall with bi-folding doors.

BEDROOM 2 9'7" x 8'3" (2.92 x 2.51)

Sealed unit PVCu double glazed window to front, coved cornice to textured ceiling, radiator, dado rail, wood laminate floor, airing cupboard housing lagged copper cylinder and immersion.

GROUND FLOOR

Storm porch leading to sealed unit PVCu double glazed lead light door with side light to: -

HALLWAY

Coved cornice to textured ceiling, telephone point, radiator, stairs rising to first floor with cupboard under, wood effect laminate flooring, thermostat.

KITCHEN 11'3" x 6'9" (3.43 x 2.06)

Sealed unit PVCu double glazed window to front, coved cornice to textured ceiling, wall mounted gas boiler serving domestic hot water and central heating, Maple style shaker style eye and base units comprising ceramic sink drainer inset to rolled edge work surface with mixer tap and cupboard under, space and plumbing for washing machine under, adjacent work surface with four ring gas hob and concealed extractor over, integrated dishwasher under, one drawer pack under, further cupboard and drawer under, two cupboards over, floor to ceiling unit with integrated double oven with cupboards above and below, further work surface with cupboards and drawers under, integrated fridge freezer, further eye level units, tiled splashbacks, wood effect laminate flooring.

LOUNGE 12'10" x 12'8" (3.91 x 3.86)

Coved cornice to textured ceiling, radiator, two TV points, wood effect flooring, open to: -

CONSERVATORY 11'1" x 9'8" (3.38 x 2.95)

Half brick base, sealed unit PVCu double glazed to all aspects, opening casement, double door to rear, polycarbonate roof, radiator, cat flap, wood effect flooring, light and power.

EXTERIOR

REAR GARDEN: Landscaped garden commencing natural stone and railway sleeper, patio to shaped lawn, well stocked flower and shrub beds, small trees, brick barbecue, lights, raised timber deck patio , box hedge, personal door to: -

GARAGE: Single up and over door, single glazed window to side, light and power, tap.

FRONT: Block paved double length driveway, landscaped front garden with shaped lawn and stepping stone to front door, well stocked flower and shrub beds, rockery, small trees.

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 - Sunday 10am-1pm



TWO BEDROOM SEMI DETACHED

While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 information purposes only and should be used as such to any prospective purchaser. The agents, Agents or representatives shall have no liability and no guarantee as to their quantity or efficiency can be given. Plans and drawings 12/24

