

[www.churchandhawes.com](http://www.churchandhawes.com)

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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 5 Melville Heath, South Woodham Ferrers, CM3 5FT

### Guide price £155,000

One bedroom starter home offered for sale with no onward chain. featuring lounge with semi open plan fitted kitchen, double bedroom & wet room. other features include PVCu double glazed windows, electric heating, eternally the home offers allocated car parking, additional visitor parking plus comunal landscaped gardens. Leasehold 82 years remaining. service charge £1,200 p.a Ground rent £120 p.a. Council tax band B. EPC rating TBC.





**LOUNGE 13'1 x 10'5 (3.99m x 3.18m)**

Entered via PVCu double glazed door leading into lounge, PVCu double glazed window to front elevation, stairs rising to first floor, wall mounted electric heater, entrance to kitchen.

**KITCHEN 13'1 x 5'6 (3.99m x 1.68m)**

PVCu double glazed window to rear elevation, range of eye & base level units, co ordinating laminate work surfaces with inset single drainer sink unit, mixer tap, modern cooker to remain, plumbing for washing machine, space for fridge & freezer, built in under stair storage cupboard.

**FIRST FLOOR**

**LANDING**

Built in double width cupboard, housing hot water cylinder. doors to wet room and bedroom.

**WET ROOM**

PVCu double glazed window to rear, fully tiled to walls, wash hand basin, low level w.c, wall mounted electric shower, wall mounted heater.

**BEDROOM 13'1 <9'7 x 10'5 (3.99m <2.92m x 3.18m)**

PVCu double glazed window to front elevation, textured ceiling.

**EXTERIOR**

Communal lawned gardens, allocated car parking plus visitor parking.

**AGENTS NOTE**

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

