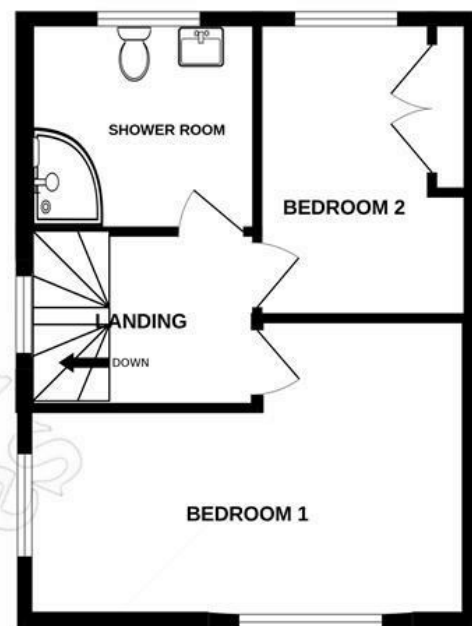
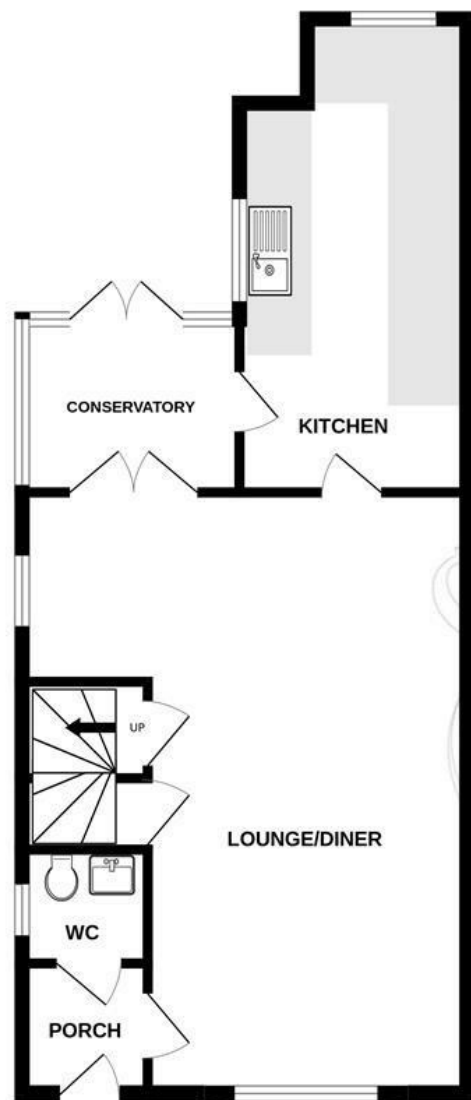
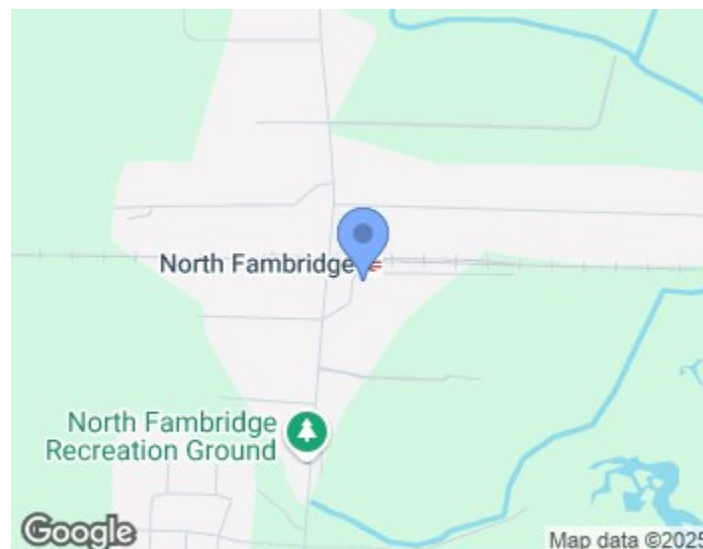


GROUND FLOOR

1ST FLOOR



Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.churchandhawes.com

 19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF

Tel: 01245 329429

swf@churchandhawes.com

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



1 Station Cottages Station Approach, North Fambridge, Essex CM3 6NF

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. North Fambridge is a delightful village location nestling on the banks of the salt water tidal river crouch with it marina facilities and local hostelry the 'The Ferry Boat Inn'. As is suggested by the address the property is located just a stones throw from the rail station with its direct commuter links to Liverpool street station at peak travelling times in apx 50 minutes, Originally a rail way cottage dating to the early 20th century this property is an important part of local history, The accommodation boast 2 bedrooms, easily converted to 3 if required, first floor shower room, ground floor cloak room, large lounge diner, fitted medium oak kitchen with adjoining conservatory enjoying the 60' (apx) South facing garden, all with PVCu windows, doors and oil fired heating. EPC: F Tenure: Freehold. Council Tax Band: D.

Price £385,000

ACCOMMODATION

FIRST FLOOR

LANDING

Lead light PVCu sealed unit double glazed window to side, smooth plaster and coved ceiling, radiator, access to loft space via ladder with light and boarding, doors to:

BEDROOM 1 17'9 x 12'3 < 9 (5.41m x 3.73m < 2.74m)

Lead light PVCu sealed unit double glazed window to front and side, smooth plaster and coved ceiling, 2 radiators, feature cast iron fire place.
AGENTS NOTE: This room can easily be split in to a further bedroom if required.

BEDROOM 2 9'7 x 8'4 (2.92m x 2.54m)

Lead light PVCu sealed unit double glazed window to rear, artex and coved ceiling, radiator, double airing cupboard.

SHOWER ROOM

Obscure Lead light PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator, White suite comprising: Pedestal wash hand basin, low level wc, quadrant walk in shower cubicle with glazed screen and door, electric shower and marbled aqua board panelling, tongue and groove to half wall height to the remaining walls, laminate floor.

GROUND FLOOR

Stain glass PVCu sealed unit double glazed entrance door to:

HALL

Textured and coved ceiling, radiator, door to lounge diner, door to:

GROUND FLOOR CLOAKROOM

Obscure Lead light PVCu sealed unit double glazed window to side, textured and coved ceiling, radiator, tiled floor and half tiled to visible walls, white suite comprising: Low level wc and vanity wash hand basin.

LOUNGE DINER 21'6 x 17'4 < 12'10 (6.55m x 5.28m < 3.91m)

Lead light PVCu sealed unit double glazed window to front & side, PVCu sealed unit double glazed French door to conservatory, smooth plaster and coved ceiling, 2 radiators, feature cast iron fireplace with raised hearth, display mantle over and tiled detailing, wall niche, TV point, cottage staircase rises to first floor with cupboard under, door to:

KITCHEN 18'1 x 7'6 (5.51m x 2.29m)

Lead light PVCu sealed unit double glazed window to rear & 2 to side, lead light PVCu sealed unit double glazed door to conservatory, textured ceiling, radiator, wall mounted oil fired heating boiler serving hot water and heating systems, fitted medium Oak kitchen units with roll top work surfaces comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface with drawers, cupboards and storage space under with plumbing for washing machine, triple and double base and draw units for space for cooker (currently dual fuel both electric and LPG connection) work surface with storage space under, tiled spash backs to work surfaces.

CONSERVATORY 8'9 x 7'8 (2.67m x 2.34m)

Lead light PVCu sealed unit double glazed with French door to garden, tiled floor, light and power.

OUTSIDE

FRONT

Neat picket fence forms the boundary lines, lawn with beds, side access to rear garden.

PARKING

Residents parking to the front with additional permit parking if required.

REAR GARDEN 60 apx (18.29m apx)

South facing secluded rear garden, commencing with a paved patio leading to lawns with flower & shrub borders, timber shed, oil tank, outside tap.

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.

- NO CHAIN SALE
- 2/3 BEDROOMS
- SHOWER ROOM
- G/F/CLOAKROOM
- LOUNGE DINER
- MEDIUM OAK KITCHEN
- CONSERVATORY
- 60' APX SOUTH FACING GARDEN
- PERMIT PARKING
- EPC TBC. C/TAX D. FREEHOLD

