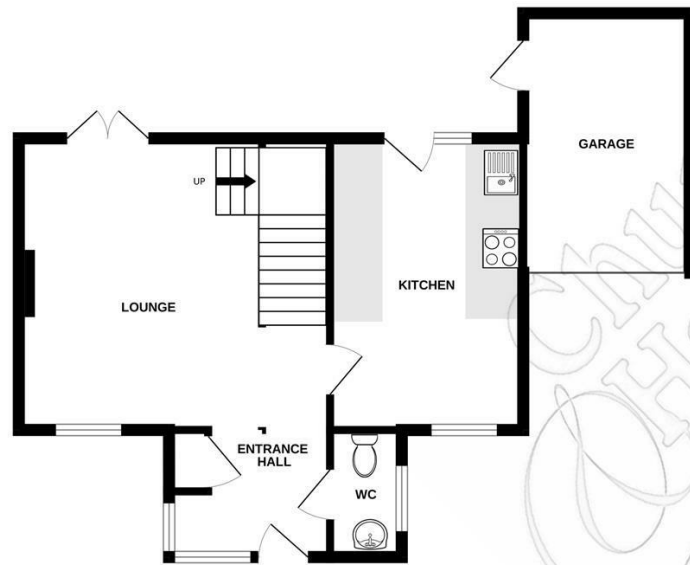
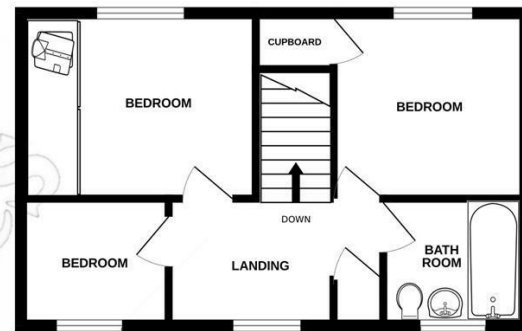


GROUND FLOOR



1ST FLOOR



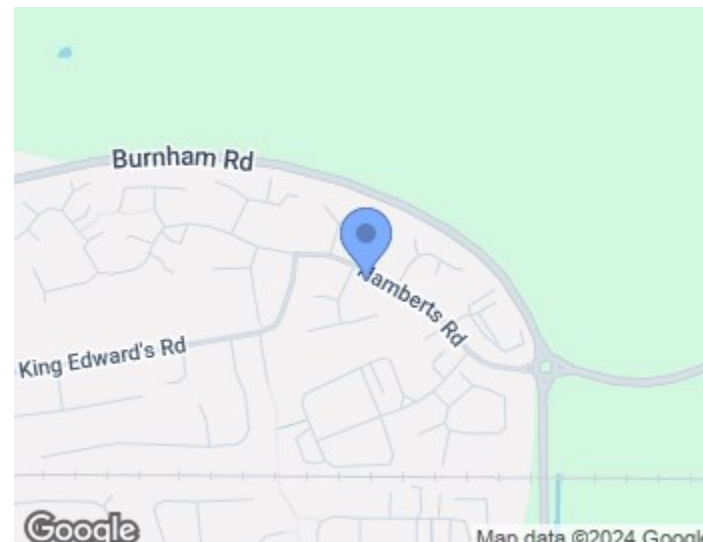
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 38 Hamberts Road, South Woodham Ferrers, Essex CM3 5TP

NO CHAIN SALE. Occupying a prominent corner plot on the North side of town, catchment of Woodville primary school and convenient for both the local shops and rail station this 3 bedroom detached house has recently been redecorated and recarpeted and presents very well with a homely feeling. The accommodation, includes 3 bedrooms with fitted mirror front wardrobes in the main bedroom, bathroom with white suite, ground floor cloakroom, dual aspect lounge and fitted white high gloss kitchen diner, externally there is garaging for 1 car and additional driveway parking, to the rear elevation there is a secluded West facing garden with independent side access, all with PVCu glazing and gas heating. Tenure Freehold. EPC Rating C. Council Tax Band D.

Price £370,000



## FIRST FLOOR

### LANDING

PVCu sealed unit double glazed lead light window to front, textured ceiling, access to loft space with boarding, light, power and boarded attic rooms, storage cupboard, doors to:

### BEDROOM 1 9'2" x 8'4" plus wardrobes (2.79m x 2.54m plus wardrobes)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator, mirror fronted wardrobes to one wall, TV point.

### BEDROOM 2 9'2" x 8'4" (2.79m x 2.54m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, radiator, airing cupboard.

### BEDROOM 3 8'1" x 6' (2.46m x 1.83m)

PVCu sealed unit double glazed lead light window to front, textured ceiling, radiator.

### BATHROOM

Obscure PVCu sealed unit double glazed lead light window to front, textured ceiling, heated ladder towel rail, white suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and electric shower over, tiled to visible walls.

### GROUND FLOOR

Composite obscure sealed unit double glazed entrance door with side lights to front and side into: -

### PORCH

Smooth plaster ceiling, radiator, cloaks cupboard.

### CLOAKROOM

Obscure PVCu sealed unit double glazed lead light window to side, smooth plaster ceiling, radiator, white low level w.c. and vanity wash hand basin with tiled splashbacks and tiled visible floor.

### LOUNGE 14'7" x 14'6" (4.45m x 4.42m)

PVCu sealed unit double glazed lead light window to front, PVCu sealed unit double glazed French doors to garden, coved cornice to textured ceiling, radiator, TV point, feature fireplace, stairs rise to first floor.

### KITCHEN DINER 14'7" x 9'2" (4.45m x 2.79m)

PVCu sealed unit double glazed lead light window to front, PVCu sealed unit double glazed door and window to garden, PVCu sealed unit double glazed window to rear, smooth plaster ceiling with LED lights, radiator, tiled visible floor, white high gloss kitchen units comprising single drainer stainless steel sink unit inset work surface with drawers and cupboards under, storage space under, plumbing for a dishwasher, inset four ring stainless steel gas hob oven with stainless steel extractor fan over, further work surface with cupboard under, integrated fridge freezer, six wall cupboards, tiled upstands to work surface.

### EXTERIOR

#### FRONT

Corner plot, laid to lawn with shrubs, own drive and parking for two/three cars.

#### GARAGE

Up and over door, light and power, eaves storage, PVCu sealed unit double glazed door to garden, wall mounted gas heating boiler serving domestic hot water and heating.

### REAR 42' x 36' (12.80m x 10.97m)

Crazy paved patio to west facing lawn, wall to flank with double gates, shed, outside tap.

### 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 him/herself 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.

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.

- PVCu DOUBLE GLAZED WINDOWS AND DOORS
- GAS HEATING
- ENTRANCE PORCH
- GROUND FLOOR W.C.
- LOUNGE
- KITCHEN/DINER
- THREE BEDROOMS
- BATHROOM
- GARAGE WITH DRIVEWAY PARKING
- FREEHOLD. EPC: C. C/TAX D.

