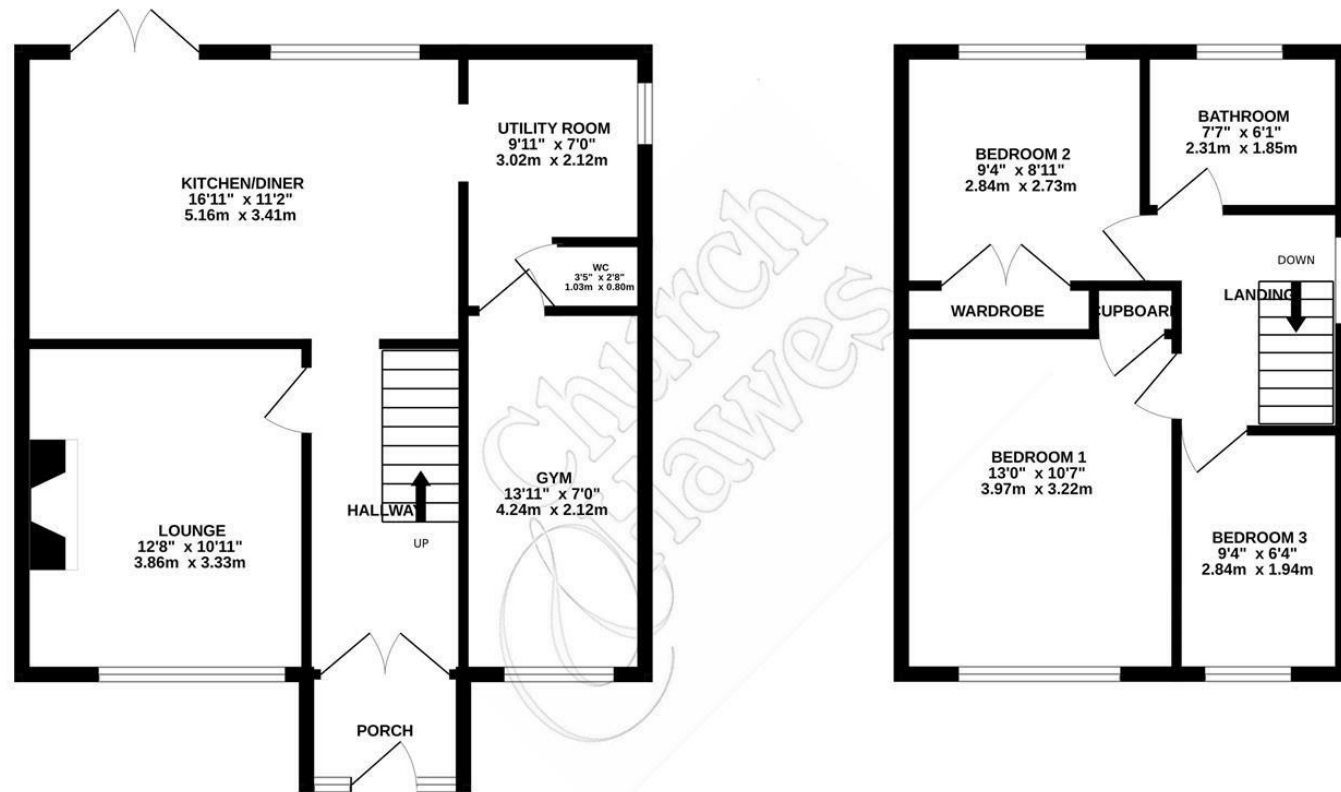


GROUND FLOOR
 585 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
 403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.8 sq.m.) approx.

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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73 East Bridge Road, South Woodham Ferrers, CM3 5SB

Beautifully presented three bedroom semi detached house conveniently conveniently located for the rail station, local shops and catchment of Woodville Primary School, featuring an impressive modern open plan kitchen/diner with integrated appliances. spacious lounge with feature fireplace, utility room and ground floor w.c, modern bathroom, garage converted into gym, plus unoverlooked south facing rear garden and driveway parking. Freehold, Council tax band D. EPC rating TBC.



Price £400,000

GROUND FLOOR

Entered via composite door into: -

ENTRANCE PORCH

Laminate floor, smooth ceiling, glazed double doors to: -

HALL

Stairs to first floor, cupboard under, radiator, smooth ceiling, doors to kitchen and lounge.

LOUNGE 10'10" x 12'8" (3.30m x 3.86m)

PVCu double glazed window to front, double radiator, feature fireplace/media centre, laminate floor, coved cornice to smooth ceiling.

KITCHEN/DINER 17' x 10'10" (5.18m x 3.30m)

PVCu double glazed window to rear, PVCu double glazed French style doors to rear garden, modern eye and base level units, co-ordinating laminate work surface incorporating breakfast bar, integrated electric oven and hob with extractor hood over, dishwasher, vertical radiator, coved cornice to smooth ceiling with inset spotlights, arch to: -

UTILITY ROOM/CLOAKROOM 7'1" x 9'11" (2.16m x 3.02m)

PVCu double glazed window to side, eye and base level units, laminate work surface, plumbing for washing machine. CLOAKROOM: Low level w.c., wash hand basin, door into: GYM: 14'2" X 7'5" PVCu double glazed window to front.

FIRST FLOOR

LANDING

PVCu double glazed window to side, access to loft partially boarded.

BEDROOM 1 12'10" x 8'4" (3.91m x 2.54m)

PVCu double glazed window to front, radiator, range of fitted wardrobes to one wall with sliding doors.

BEDROOM 2 9'4" x 9'1" (2.84m x 2.77m)

PVCu double glazed window to rear, built-in double wardrobe, radiator, coved cornice to textured ceiling.

BEDROOM 3 9'4" x 6'6" (2.84m x 1.98m)

PVCu double glazed window to front, double radiator, built-in wardrobes, coved cornice to smooth ceiling.

BATHROOM

Three piece white suite comprising panel enclosed bath with mains shower over, back to wall w.c., oval wash hand basin with cupboard under, chrome heated towel rail, PVCu double glazed window to rear.

EXTERIOR

REAR 37' x 26' (11.28m x 7.92m)

South facing rear garden, commencing deck and patio area with remainder laid to lawn, hardstand to shed.

AGENTS NOTES

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 enquiries 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.

- THREE BEDROOM SEMI DETACHED HOUSE
- MODERN OPEN PLAN KITCHEN/DINER
- LOUNGE
- GROUND FLOOR CLOAK ROOM W.C
- UTILITY ROOM
- MODERN BATHROOM
- DOUBLE GLAZED & GAS CENTRAL HEATING
- SOUTH FACING REAR GARDEN
- DRIVEWAY PARKING
- FREEHOLD. COUNCIL TAX BAND EPC RATING

