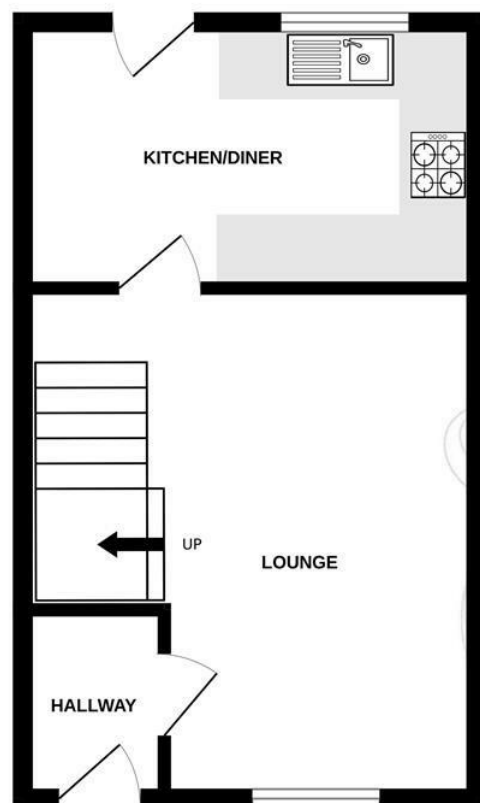
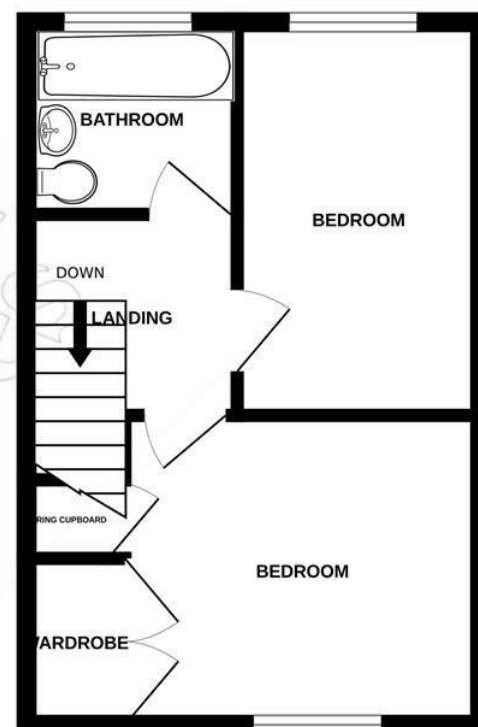


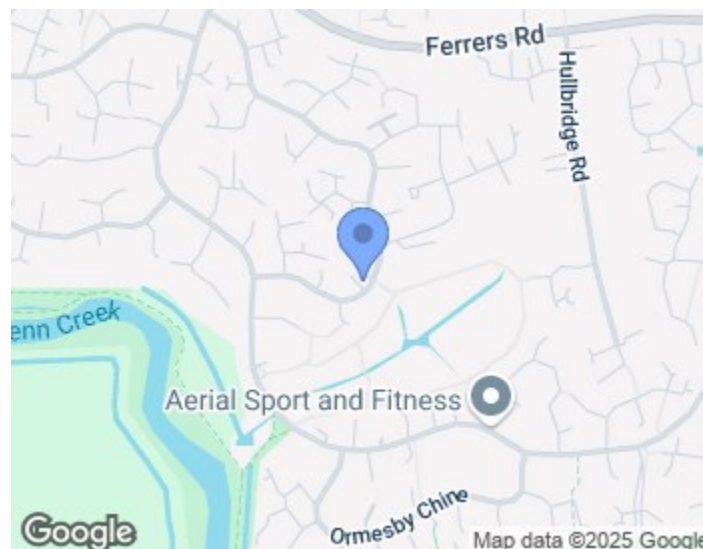
GROUND FLOOR



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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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 102 Gandalfs Ride, South Woodham Ferrers, CM3 5WS

Unique opportunity! A small development of properties situated around a communal swimming pool and patio terrace which is private and open to residents only (NB a service charge is payable monthly by standing order of £92.00 pcm for maintenance and heating the pool etc). The house is beautifully presented by the current owner and boasts 2 double bedrooms, bathroom with re-fitted white suite, lounge and light oak fitted 'light oak' kitchen diner all with gas heating, PVCu glazing and smooth plaster ceilings. Externally there are 2 parking spaces allocated to the house, a courtyard garden to the rear which leads to the swimming pool and patio terrace. **MUST BE SEEN AND ENJOYED DON'T FORGET YOUR SWIMMYS!**  
Tenure: Freehold. Council Tax Band: C. EPC RATING: D.

**Price £290,000**



ACCOMMODATION

FIRST FLOOR

LANDING

Smooth plaster and coved ceiling, access to loft space, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, radiator, refitted white suite comprising: Low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment, tiled to visible walls and floor.

BEDROOM 1 11'6 < 10 x 10'3 (3.51m < 3.05m x 3.12m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, radiator, airing cupboard, double built in wardrobe.

BEDROOM 2 10'6 x 7'5 (3.20m x 2.26m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, radiator.

GROUND FLOOR

PVCU sealed unit double glazed entrance door to:

HALL

Smooth plaster and coved ceiling, laminate flooring, double built in cloaks cupboard, door to:

LOUNGE 15 x 13'4 (4.57m x 4.06m)

PVCu sealed unit double glazed floor to ceiling picture window to front, smooth plaster and coved ceiling, radiator, laminate flooring, TV point, stairs rise to first floor, door to:

KITCHEN DINER 13'4 x 7'9 (4.06m x 2.36m)

PVCu sealed unit double glazed window to rear, half PVCu sealed unit double glazed door to courtyard garden, smooth plaster and coved ceiling, radiator, wall mounted gas boiler serving heating and hot water, laminate flooring, light oak kitchen door and drawer fronts, comprising: one and half bowl stainless steel sink unit with mixer taps inset to worksurface with cupboard and storage space under with plumbing for washing machine, adjacent work surface with inset 4 ring stainless steel gas hob with

stainless steel extractor fan over, electric oven under and cupboards, further work surface with drawers and cupboards under, floor to ceiling larder cupboard, four wall cupboards, tiled splash backs to work surfaces.

OUTSIDE

2 PARKING SPACES TO THE FRONT

FRONT GARDEN

Low maintenance shingle.

REAR COURTYARD GARDEN

SOUTH WESTERLY FACING. Low maintenance shingle, leading open plan to:

SWIMMING POOL AND PATIO TERRACE

Multiple entertaining areas with seating and barbeques, paved seating area giving access to swimming pool, shrub and floral areas, outside lighting.

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.

- 2 BEDROOMS
- LOUNGE
- LIGHT OAK KITCHEN DINER
- WHITE BATHROOM SUITE
- 2 PARKING SPACES
- GAS HEATING PVCu GLAZING
- COURTYARD GARDEN
- COMMUNAL POOL & PATIO TERRACE
- MUST BE SEEN
- FREEHOLD. EPC: D. C/TAX: C.

