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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



8 Keats Square, South Woodham Ferrers, CM3 5XZ

Price £320,000

Deceptively spacious three bedroom family home, tastefully decorated throughout, located in a convenient location with shops, schools and town centre just a few minutes walk away. This particular home features an entrance hall, good size dual aspect lounge diner, a modern fitted kitchen with some integrated appliances, master bedroom with fitted bedroom furniture, modern bathroom with walk in storage room, low maintenance rear garden which directly backs onto a further large communal garden, plus integral garage and parking. Freehold, Council tax band B. EPC rating D



GROUND FLOOR

ENTRANCE

Entered via composite door into entrance porch, laminate flooring, door into lounge.

LOUNGE/DINER 22'5 x 11'3 (6.83m x 3.43m)

Dual aspect lounge with PVCu double glazed window to front elevation, French style doors leading out to rear garden, coved to smooth ceiling, 2 radiators, stairs to first floor with cupboard under, archway to kitchen.

KITCHEN 8 x 8 (2.44m x 2.44m)

PVCu double glazed window to rear elevation, fitted with a range of modern white high gloss eye and base level units, inset sink unit with mixer tap, integrated electric oven and grill, inset gas hob, with extractor hood over, plumbing for washing machine and dish washer, integrated microwave, space for fridge and freezer, ceramic tiled floor.

FIRST FLOOR

LANDING

Built in storage cupboard, access to loft, doors to all first floor rooms.

BEDROOM ONE 12'4 x 11'1 (3.76m x 3.38m)

PVCu double glazed window to front elevation, generous range of bedroom furniture to remain, radiator, coved to ceiling.

BEDROOM TWO 11'2 x 10'1 (3.40m x 3.07m)

PVCu double glazed window to rear elevation, radiator.

BEDROOM THREE 8'2 x 8'1 (2.49m x 2.46m)

PVCu double glazed window to front elevation, radiator, coved to smooth ceiling.

BATHROOM

PVCu double glazed window to rear elevation, modern white suite comprising panel enclosed shower bath with power shower over, wash hand basin with cupboard under, back to wall w.c, ceramic tiling to walls, bi-fold doors leading to walk in airing cupboard housing gas central heating boiler & shelving.

EXTERIOR

REAR GARDEN 20 x 18 (6.10m x 5.49m)

Paved low maintenance garden with raised planters, outside tap, perimeter fencing with gate leading to large communal gardens.

INTEGRAL GARAGE

Up & over door

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.

