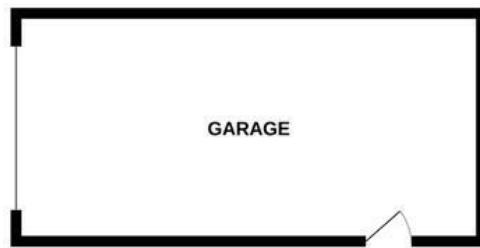
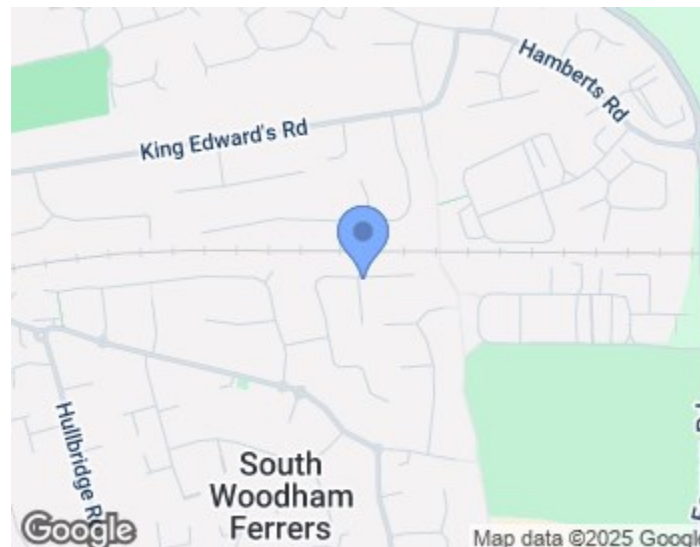


GROUND FLOOR



2 BED BUNGALOW

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



1 Coxs Close, South Woodham Ferrers, CM3 5SL

Nestled in the charming area of Coxs Close, South Woodham Ferrers, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built by Gough Cooper this bungalow is situated on a generous corner plot, providing ample outdoor space and a sense of privacy.

Inside, the property boasts a modern fitted kitchen equipped with integrated appliances, the lean-to utility area adds practicality, the bungalow also features a spacious lounge, two good size bedrooms both with built in wardrobes, a fully tiled shower room, PVCu double glazing and recently installed central heating system. Externally the low-maintenance rear garden offers a pleasant outdoor space for enjoying the fresh air without the burden of extensive upkeep. Additionally, the property includes a garage and off-road driveway parking for up to three vehicles, providing convenience for residents and visitors alike.

With no onward chain, this bungalow is ready for you to move in and make it your own. Its prime location ensures easy access to local shops and the train station, making commuting and daily errands a breeze. This property presents an excellent opportunity for those looking to settle in a friendly community with all the necessary amenities close at hand. Don't miss the chance to view this charming bungalow; it could be the perfect place to call home.
Freehold, EPC rating E, Council tax band C

Price £440,000

ENTRANCE PORCH

PVCu double doors to entrance porch

LOUNGE 18'3 x 14'2 (5.56m x 4.32m)

PVCu double doors into lounge, PVCu double glazed window to front elevation, smooth ceiling with inset spot lights, radiator, wall mounted electric fire, laminate flooring, doors leading to kitchen & inner hallway

INNER HALLWAY

Smooth ceiling, three built in cupboards one housing recently installed electric central heating boiler, sliding doors to shower room, doors to both bedroom 1 & 2

BEDROOM ONE 12 x 11'4 (3.66m x 3.45m)

PVCu double glazed window to rear elevation, Smooth ceiling with inset spotlights, built in wardrobe, radiator, laminate flooring.

BEDROOM TWO 12'5 x 7'5 (3.78m x 2.26m)

PVCu double glazed window to front elevation, smooth ceiling with inset spotlights, radiator, built in storage cupboard, laminate flooring.

SHOWER ROOM 7'2 x 5'5 (2.18m x 1.65m)

PVCu obscure double glazed window to side elevation, smooth ceiling with inset spotlights, fully tiled to walls & floor, easy access shower unit, wall mounted vanity unit with inset wash basin, back to wall w.c. heated towel rail.

KITCHEN 14'3 x 10'1 (4.34m x 3.07m)

PVCu double glazed window to rear elevation, smooth ceiling with inset spot lights, wall mounted cream gloss eye and base level units, laminate work surfaces with inset sink unit, integrated double oven, inset halogen hob with extractor hood over, integrated washing machine, integrated slimline dish washer, wine cooler, space for fridge freezer, open plan to lean too utility room

UTILITY ROOM/LEAN TOO 12'5 x 4'8 (3.78m x 1.42m)

Brick built walls with double glazed roof, PVCu double glazed doors to to front and rear elevations.

EXTERIOR

REAR GARDEN 36 x 36 (10.97m x 10.97m)

Commencing Press Crete path and patio area, central artificial lawn, further hard standing for shed, outside tap, perimeter fencing with gate leading to driveway, courtesy door to garage

GARAGE

Newly installed electrically operated roller shutter door, power & light connected.

FRONTAGE

Off street driveway parking for several vehicles.

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.

- FULLY DETACHED TWO BEDROOM BUNGALOW
- SPACIOUS LOUNGE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- FULLY TILED SHOWER ROOM
- CONVIENIENT LOCATION, CLOSE TO TOWN
- GARAGE AND DRIVEWAY PARKING
- FREEHOLD, COUNCIL TAX BAND C, EPC RATING E

