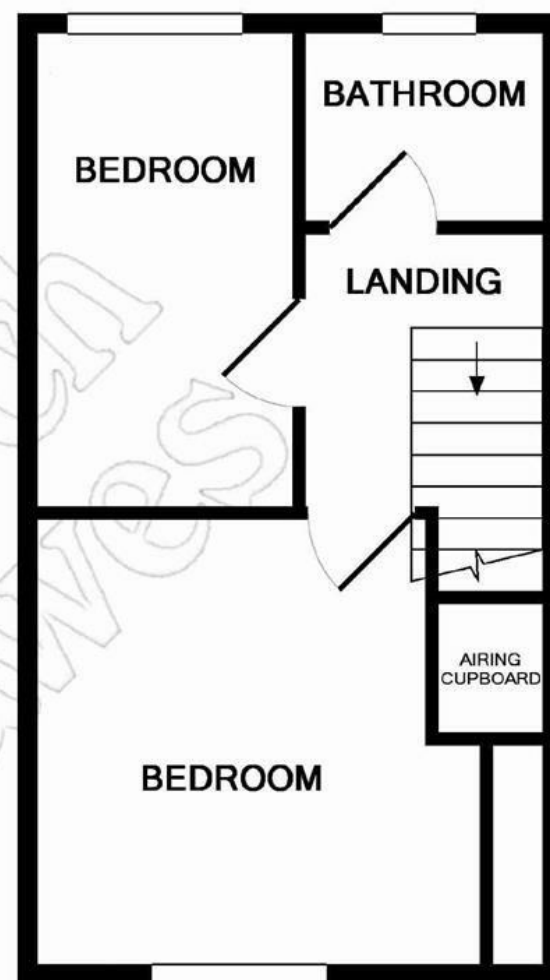
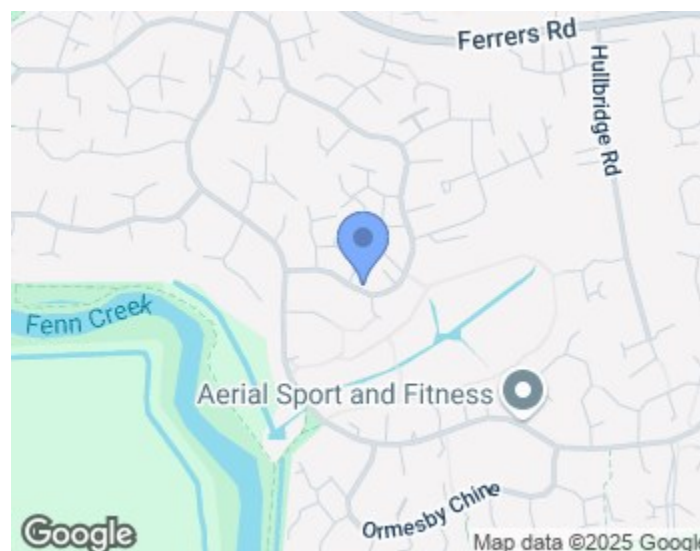


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Estate Agents, Valuers, Letting & Management Agents



## 126 Gandalfs Ride, South Woodham Ferrers, Essex CM3 5WS

WHY NOT RELAX IN YOUR SWIMMING POOL THIS SUMMER - buy this two bedroom spacious house and you can do exactly that. This locally unique development is situated around a communal heated swimming pool and BBQ TERRACE the accommodation includes master bedroom with wardrobe recess, bathroom with refitted white suite, entrance hall accessing the lounge, refitted high gloss cream kitchen with integrated oven and hob, Externally your own enclosed decked garden areas and TWO ALLOCATED PARKING SPACES - all with replacement PVCu windows and gas @Combi boiler' radiator heating. Must be seen, don't miss out. Energy rating: C. Tenure: Freehold. C/Tax Band: C. Pool and communal areas fee £92.00 pcm. NO ONWARD CHAIN OF SALES.

Price £290,000



FIRST FLOOR

LANDING

Textured ceiling, access to loft space with boarding, fitted carpet, doors to: -

BATHROOM

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED downlights, bath with mixer taps with shower and glazed shower screen, tiled to both visible walls and floor.

BEDROOM 1 11'3" x 9'11" (3.43 x 3.02)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, built-in wardrobe recess, airing cupboard, wood laminate floor.

BEDROOM 2 9'10" x 7'3" (3.00 x 2.21)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, wood laminate floor.

GROUND FLOOR

Composite entrance door to: -

HALL

Smooth plaster ceiling, meter cupboard, wood laminate floor, door to: -

LOUNGE 15'4" x 13'4" (4.67 x 4.06)

PVCu sealed unit double glazed floor to ceiling window to front, textured ceiling, radiator, telephone and TV points, stairs to first floor, wood laminate flooring, door to:

KITCHEN/BREAKFAST ROOM 13'4" x 7'8" (4.06 x 2.34)

PVCu sealed unit double glazed window to rear and half PVCu sealed unit double glazed door to garden, wall mounted gas 'Combi' heating boiler serving domestic hot water and heating, refitted cream high kitchen comprising single drainer sink unit with mixer tap inset work surface, cupboard and storage space under, plumbing for a washing machine, adjacent work surface with pan drawers and slide out racks, inset four ring ceramic halogen hob with glass and stainless steel extractor fan over, further work surface, cupboard and corner carousel, 4 walls cupboards, 2 with glazed display doors, breakfast bar, pelmet lights and tiled splash backs to work

surfaces space for fridge freezer, tiled splashbacks, radiator, wood laminate floor.

EXTERIOR

FRONT

Low maintenance, slate chippings with raised flower bed.

REAR

Low maintenance with timber decking leading to sun deck. communal pool and barbecue area with heated pool.

PARKING

Two allocated parking spaces.

HEATED SWIMMING POOL

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.

- ENERGY RATING: C - COUNCIL TAX BAND: C - TENURE: FREEHOLD
- TWO BEDROOMS
- GAS HEATING
- PVCU WINDOWS
- REFITTED KITCHEN
- LOUNGE
- COMMUNAL POOL
- COMMUNAL BBQ TERRACE
- SMALL ENCLOSED GARDEN
- TWO PARKING SPACES

