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Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents



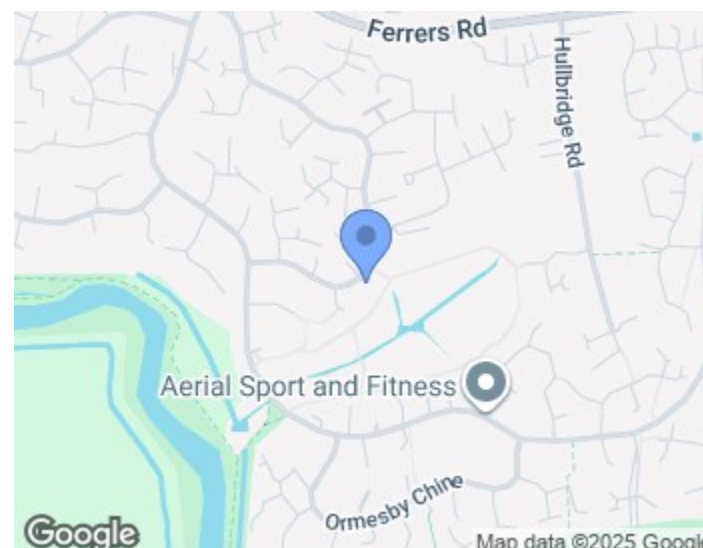
127 Gandalfs Ride, South Woodham Ferrers, Essex CM3 5WS

Beautifully presented 3 bedroom home, backing on to the 'wash area' with pleasant views and secluded Southerly facing garden. High standard of decoration throughout. the accommodation includes master bedroom with fitted wardrobes to one wall with hanging space and storage solutions, 2 further good size bedrooms, refitted fully tiled white bathroom suite, good size lounge, refitted kitchen with high gloss cream units and some integrated appliances, conservatory/dining room overlooking the secluded garden, allocated parking to rear. PVCu windows and doors, gas heating with a 'combi' boiler. A MUST SEE PROPERTY Tenure: Freehold. EPC: C. Council Tax: C.

Price £330,000



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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FIRST FLOOR

LANDING

Textured ceiling, access to part boarded loft space with light and ladder, doors to:

BEDROOM 1 11'8" x 9'2" (3.56m x 2.79m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator, laminate floor, built-in wardrobes.

BEDROOM 2 9'10" x 9'7" (3.00m x 2.92m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, laminate floor.

BEDROOM 3 8'2" x 7'9" (2.49m x 2.36m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, airing/cupboard with gas 'combi' boiler, serving heating and hot water.

BATHROOM

Textured ceiling, extractor fan, white suite comprising low level w.c., vanity wash hand basin, panel enclosed bath with mixer tap, electric shower and glazed screen, tiled to visible walls and floor.

GROUND FLOOR

Composite sealed unit double glazed entrance door to: -

HALL

Textured ceiling, door to: -

LOUNGE 15'3" x 10'7" (4.65m x 3.23m)

Square bay PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, TV point, dimmer switch, laminate flooring, door to:

KITCHEN 8'5" x 7'9" (2.57m x 2.36m)

Half PVCu sealed unit double glazed to conservatory and window to rear, smooth plaster ceiling with LED lights, tiled visible floor, underfloor heating, cream high gloss fitted kitchen comprising single drainer stainless steel sink unit with mixer tap inset work surface with cupboards and storage space under, plumbing for a washing machine, adjacent work surface inset four ring electric induction hob and

electric oven under with extractor fan over, work surface with cupboard under, integrated fridge under, work surface with cupboard and storage space under, six wall cupboards, LED detail lights, tiled splashbacks.

CONSERVATORY 8' x 6'6" (2.44m x 1.98m)

PVCu sealed unit double glazed to all aspects, dwarf and main wall to flank, French doors to garden, tiled floor, underfloor heating.

EXTERIOR

FRONT

Low maintenance to front.

REAR 40' (12.19m)

Dual access to rear accessing the allocated parking space and side, patio and sun terrace, outside tap, southerly aspect.

ALLOCATED PARKING

Space for parking.

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.

- THREE BEDROOMS
- REFITTED TILED WHITE BATHROOM
- LOUNGE
- REFITTED HIGH GLOSS CREAM KITCHEN
- CONSERVATORY
- SECLUDED GARDEN
- PVCu GLAZING & GAS HEATING
- ALLOCATED PARKING
- VIEWS TO THE REAR OVER THE WASH
- FREEHOLD. C/TAX BAND: C. EPC: C.

