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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



37 Spa Road, Witham, CM8 1NF Price £280,000

NO CHAIN SALE. Situated in a pleasant pedestrian only location with greensward to the front, this very well presented 2 bedroom bungalow (currently the stud wall has been removed between the second bedroom and kitchen to created a kitchen diner) boasts a refitted white high gloss kitchen/diner with Beech work surfaces, refitted white bathroom with I-shape bath, bedroom with fitted mirror front wardrobes to one wall and a square lounge. All presented to a high decorative standard with PVCu windows and doors and heating via a gas combi boiler. Externally there is a low maintenance front and rear secluded garden and parking. Convenient for local shopping parade yet still accessible to the town centre and rail station. Freehold. EPC Rating D. C/Tax B.



GROUND FLOOR

Composite sealed unit double glazed entrance door to: -

HALL

Smooth plaster ceiling, radiator, laminate floor, doors to: -

BATHROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, extractor fan, LED lighting, heated reproduction cast iron radiator and towel rail, white suite comprising low level w.c., vanity wash hand basin, L-shape bath with mixer tap and split mixer shower over with raindrop head and glazed shower screen, tiled to visible walls and floor.

BEDROOM 1 11' x 9'8" inc wardrobes (3.35m x 2.95m inc wardrobes)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator, laminate floor, fitted mirror fronted wardrobes to one wall with hanging rail and storage solutions, TV point.

LOUNGE 13'8" x 12' (4.17m x 3.66m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, laminate floor, TV point, two wall lights.

KITCHEN/DINER 23'4" x 6'9" (7.11m x 2.06m)

PVCu sealed unit double glazed windows to front and rear, composite door to side, smooth plaster ceiling, two radiators, access to part boarded and insulated loft space housing gas combi boiler serving domestic hot water and heating, velux windows to front. White high gloss kitchen units with beech work surfaces, comprising ceramic single drainer sink unit with mixer tap inset to work surface with cupboard under, adjacent work surface inset stainless steel four ring gas hob with glass and stainless steel extractor fan over, drawer and cupboard under, further work surface with cupboard under, floor to ceiling unit housing oven and microwave, three wall cupboards, tiled splashbacks to work surfaces.

EXTERIOR

REAR

Block and paved patio to rear, raised planters extending to decking to flank, outside tap and lights, shed with light and power, secluded and unoverlooked.

FRONT

Paved, low maintenance, side access to rear.

Agents Note

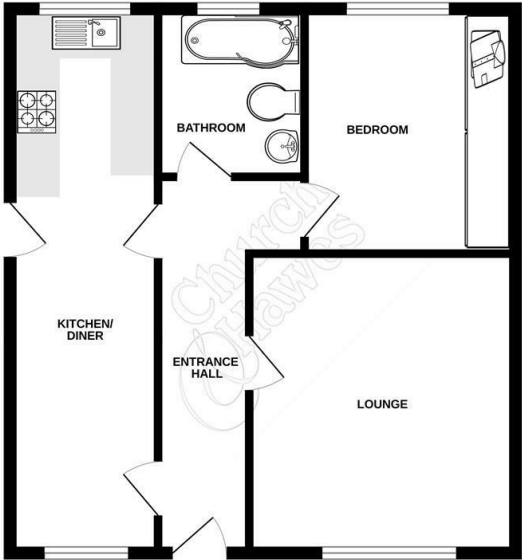
Agents Note & Money Laundering & Referrals

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.

GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq ft. (53.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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