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Church & Hawes

Est. 1977

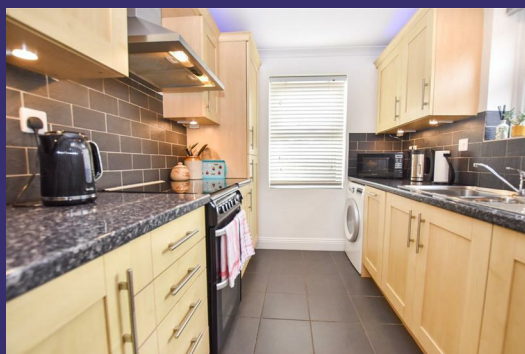
Estate Agents, Valuers, Letting & Management Agents



11 Cornish Grove, South Woodham Ferrers, Essex CM3 5XX

Price £250,000

An exceptionally well presented ground floor two bedroom maisonette with its own rear garden. conveniently situated close to the town centre, featuring a dual aspect lounge, kitchen with integrated appliances, modern fully tiled shower room, own entrance hall, PVCu double glazed windows and doors, gas fired central heating, plus garage and driveway parking. Leasehold 959 years remaining. Ground Rent (peppercorn) £0 service charge. council tax band B. EPC rating C. Council tax band B.



GROUND FLOOR

PVCu double glazed door into: -

HALLWAY

Ceramic tiled floor, PVCu double glazed window to front elevation, further door into: -

LOUNGE 11'5" x 14'4" (3.48m x 4.37m)

Dual aspect room with PVCu double glazed windows to front and side elevations, radiator, engineered wood floor, smooth ceiling, door into: -

INNER HALLWAY

Smooth ceiling, wood floor, radiator, double doors to storage cupboard housing combi boiler, further built-in cupboard.

KITCHEN 9'8" x 7'2" (2.95m x 2.18m)

Dual aspect room with PVCu double glazed windows to front and side elevation, shaker style eye and base level units, laminate work surface, stainless steel one and a half bowl sink unit with mixer tap, space for cooker with extractor hood over, ceramic tiled splashbacks, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, coved cornice to smooth ceiling, ceramic tiled floor.

SHOWER ROOM

Three piece white suite comprising low level w.c., 1600 mil with glazed screen and power shower, fully tiled, wash hand basin with cupboard under, heated chrome towel rail., ceramic tiling to walls, radiator, laminate floor, PVCu obscure double glazed window to side, smooth ceiling.

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

PVCu double glazed window to side, radiator, wood flooring, smooth ceiling.

BEDROOM 2 10' x 6'10" (3.05m x 2.08m)

PVCu double glazed door to rear garden, radiator, smooth ceiling, wood flooring.

EXTERIOR

REAR GARDEN 22' x 25' (6.71m x 7.62m)

Enclosed rear garden, brick block patio and paths, remainder laid to lawn, perimeter wall, gate to side.

GARAGE

Up and over door, light and power connected, loft storage.

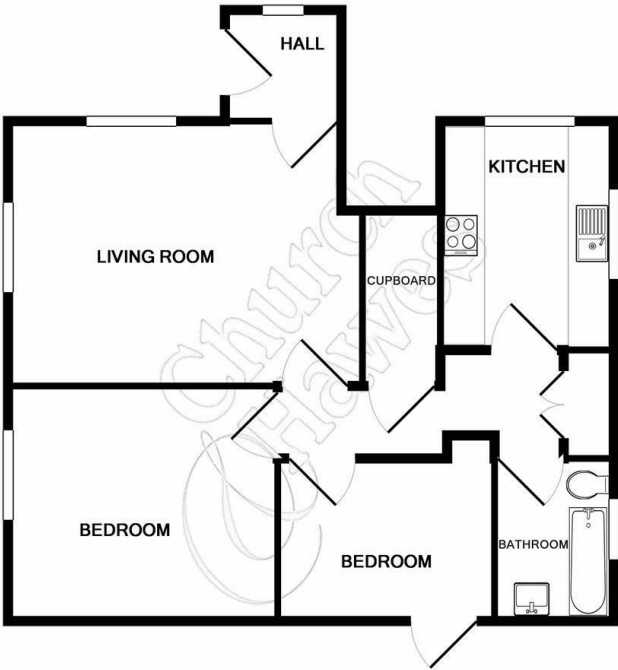
AGENTS NOTE

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.



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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