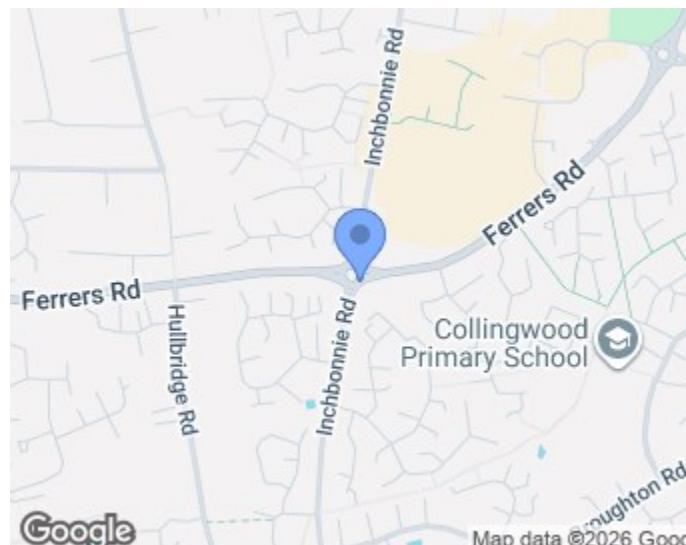


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 77 Melville Heath, South Woodham Ferrers, CM3 5FX

Versatile one/two bedroom townhouse offering genuinely flexible living space. Both bedrooms are proper doubles, complemented by an open-plan lounge/diner/kitchen that adapts to how you live. Allocated parking included, with the town centre and train station both within easy walking distance. The property has been well maintained throughout, with communal gardens kept to a high standard. Council Tax Band B, EPC Rating E, approximately 171 years remaining on the lease. Available for viewing now!



£220,000

## Accommodation

### GROUND FLOOR

#### Hall

Lounge/Kitchen/Diner: 14' x 12' (4.27m x 3.66m)

### FIRST FLOOR

#### Landing

Bedroom: 14' x 8'8 (4.27m x 2.64m)

#### Shower Room

### SECOND FLOOR

#### Landing

Lounge/Bedroom: 14'1 x 13'1 < 11'5 (4.29m x 3.99m < 3.48m )

#### Exterior

Landscaped Communal Gardens

Allocated & Visitors Parking

### 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.

- One/Two Bedroom Town House
- Adaptable Accommodation
- Good Size Lounge/Diner/Kitchen
- Two Double Bedrooms
- Allocated Parking
- Stones Throw from Town Centre
- Easy Access to Train Station
- Well Kept Communal Gardens
- Excellent Decorative Order
- Council Tax: B - EPC Rating: E - Leasehold

Approx 171 Years

