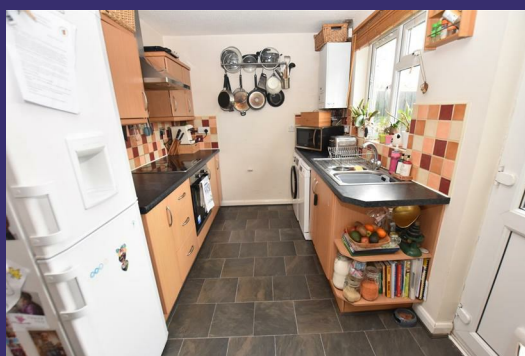




34 Blackwood Chine, South Woodham Ferrers, Essex CM3 5FZ Price £318,000

Delightful two bedroom house situated within a pleasant tree lined walkway offering larger than average accommodation to include a spacious lounge diner, modern fitted kitchen, white bathroom suite plus two generous size bedrooms. PVCu double glazed windows & doors, gas fired central heating, and enclosed rear garden providing access to garage and rear access gate. Freehold. Council tax band C. EPC rating C



FIRST FLOOR

LANDING

Textured ceiling, radiator, access to part boarded loft space via ladder with light.

BATHROOM

Smooth plaster ceiling with LED light, chrome heated towel rail, extractor fan, tiled walls and floor, white suite comprising vanity wash hand basin, low level w.c., panel enclosed bath with mixer tap and shower attachment, shaver point.

BEDROOM 1 12'5" x 10" (3.78m x 3.05m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, storage cupboard.

BEDROOM 2 12'5" x 9'6" (3.78m x 2.90m)

Two PVCu sealed unit double glazed windows to rear, textured ceiling, radiator, bulkhead storage cupboard.

GROUND FLOOR

Half PVCu sealed unit double glazed stain glass entrance door to: -

HALL

PVCu sealed unit double glazed window to side, coved cornice to textured ceiling, laminate floor, half obscure glazed door to: -

LOUNGE 19'3" x 12'5" (5.87m x 3.78m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator, laminate floor, stairs rise to first floor, understair cupboard, two wall light points.

KITCHEN 12'5" x 7'6" (3.78m x 2.29m)

PVCu sealed unit double glazed window to rear, half PVCu sealed unit double glazed door to garden, wall mounted gas central heating boiler serving domestic hot water, beech fitted kitchen comprising single drainer stainless steel sink unit inset work surface with cupboard and storage space under, plumbing for a washing machine and dishwasher, work surface with inset four ring halogen hob with oven under and stainless steel extractor fan over, drawer and cupboard under, four wall cupboards, tiled splashbacks.

EXTERIOR

REAR

Patio to lawn, personal door to garage, outside light, rear access gate.

GARAGE

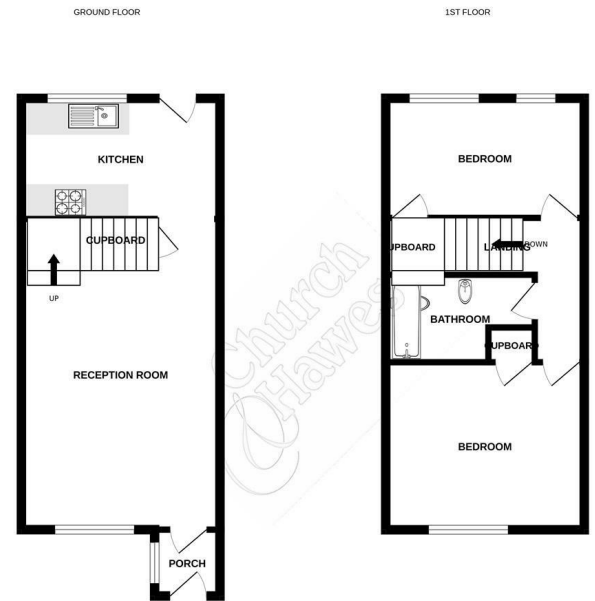
Up and over door with light and power, eaves storage space, personal door to garden, outside tap.

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used in conjunction with any prospectus provided. The prospect, colours and dimensions shown have not been tested and is guaranteed. Map data ©2024

