



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Gandalfs Ride, South Woodham Ferrers



Morgan Brookes believe - Nestled in the serene and sought-after community of South Woodham Ferrers, is this delightful 2-bedroom home offering a blend of comfort, convenience and leisure. With a private garden and parking for two, this is a property not to be missed.

Our seller loves - Time spent with friends and family within the communal gardens, taking a refreshing swim in the pool or enjoying a meal in the local restaurant.

Key Features

- Charming Family Home.
- Two Bedrooms.
- Spacious Living Area.
- Modern Kitchen & Bathroom.
- Communal Swimming Pool.
- Two Allocated Parking Spaces.
- Convenient South Woodham Ferrers Location.
- Call Morgan Brookes Today!

£290,000

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Gandalfs Ride, South Woodham Ferrers

Entrance

Obscure double glazed panelled door leading to:

Entrance Hall

3' 9" x 3' 9" (1.14m x 1.14m)

Fitted storage cupboard, Oakwood flooring, smooth ceiling, door leading to:

Living Room

15' 0" x 13' 4" (4.57m x 4.06m)

Double glazed window to front aspect, stairs leading to first floor, radiator, coving to smooth ceiling, Oakwood flooring, door leading to:

Kitchen / Diner

13' 4" x 7' 9" (4.06m x 2.36m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, integrated oven, roll top work surfaces incorporating four point gas hob with extractor fan over, sink & drainer unit, space & plumbing for appliances, splash back tiling, coving to smooth ceiling, Oakwood flooring, double glazed panelled door to garden.

First Floor Landing

5' 9" x 4' 10" (1.75m x 1.47m)

Coving to smooth ceiling incorporating loft access, carpet flooring, doors leading to:

Bedroom 1

11' 6" x 10' 0" x 10' 3" (3.50m x 3.12m)

Double glazed window to front aspect, fitted wardrobes, radiator, coving to smooth ceiling, carpet flooring.

Bedroom 2

10' 6" x 7' 4" (3.20m x 2.23m)

Double glazed window to rear aspect, radiator, coving to smooth ceiling, carpet flooring.

Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

Obscure double glazed window to rear aspect, panelled bath, wash hand basin, low level WC, tiled walls and flooring, smooth ceiling.

Rear Garden

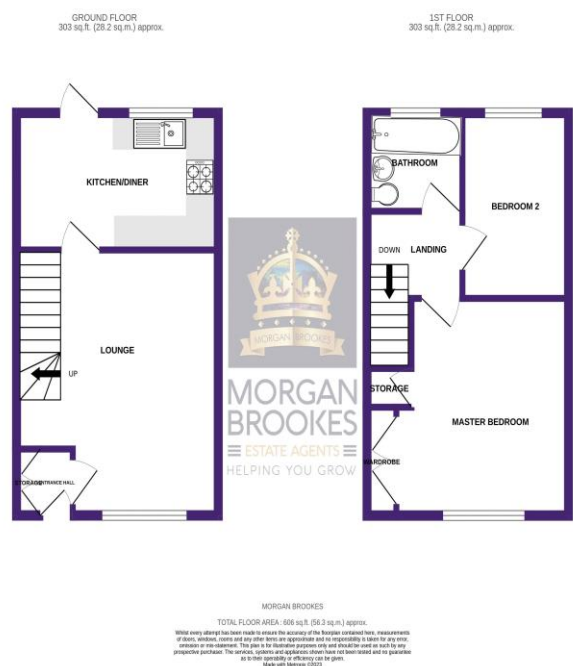
Seating area from property, planting area to rear, dwarf wall and fencing to side.

Communal Gardens

Multiple entertaining areas with seating and barbeques, paved seating area giving access to swimming pool, shrub and floral areas, outside lighting.

Parking

Two allocated parking spaces.



Local Authority Information

Chelmsford City Council

Council Tax Band: C

01268 755626

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£290,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.