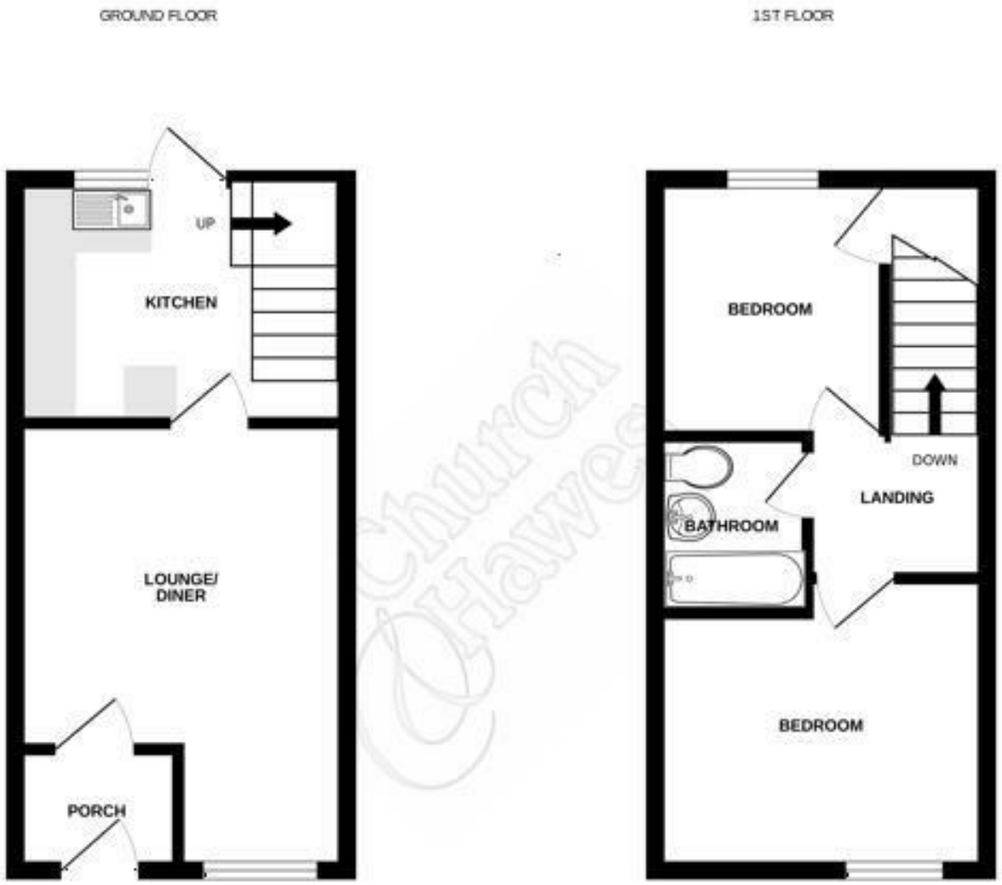

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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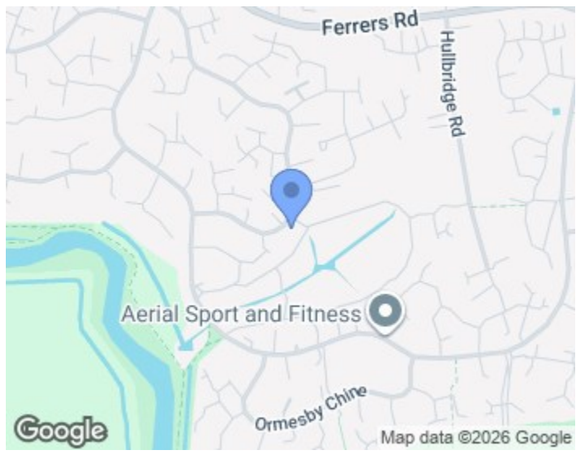

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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

123 Gandalfs Ride, South Woodham Ferrers, CM3 5WS

Situated on the desirable South West side of town on the 'Lord Of The Rings Development'. A well presented 2 bedroom home having benefited from a great deal of improvements to include a refitted white bathroom suite, refitted 'designer' high gloss grey and white kitchen, the installation of a gas 'combi' boiler serving heating and hot water and replacement PVCu windows and doors. The accommodation includes 2 bedrooms and good size lounge, externally there is off road parking for 2 cars and a secluded Southerly facing rear garden backing down on to the wash. Tenure: Freehold. Council Tax Band: B. EPC: D. MUST BE SEEN.

Price £289,000

Church Hawes Countryside COVERING MID ESSEX TO THE EAST COAST SINCE 1977 The Property Ombudsman

ACCOMMODATION

FIRST FLOOR

LANDING
Textured ceiling, access to loft space via a ladder with boarding housing gas 'combi' boiler serving heating and hot water, doors to:

BEDROOM 1 11'7 x 10'7 < 8'8 (3.53m x 3.23m < 2.64m)
PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, telephone point.

BEDROOM 2 8'2 x 7'10 (2.49m x 2.39m)
PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator, built in wardrobe cupboard, dimmer switch.

BATHROOM
Smooth plaster ceiling, extractor fan, radiator, refitted white suite comprising, low level WC, vanity wash hand basin, bath with electric shower over, tiled to bath and shower area, tiled splash back to basin and WC.

GROUND FLOOR
Composite entrance door to:

PORCH
Textured ceiling, door to:

LOUNGE 15'4 x 11'7 (4.67m x 3.53m)
PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, radiator, TV point, dimmer switch, door to:

KITCHEN 11'7 x 7'10 (3.53m x 2.39m)
PVCu sealed unit double glazed window to rear, half PVCu sealed unit double glazed door to garden, textured ceiling, stairs rise to first floor, refitted designer high gloss white and grey high gloss designer kitchen comprising, single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard and space with plumbing for washing machine under, adjacent work surface with drawers and cupboard under, single base unit, understairs work surface with storage space under, 7 eye level wall cupboards, tiled splash backs to the rear of the worksurfaces,

OUTSIDE

FRONT
Low maintenance.

ALLOCATED PARKING

REAR GARDEN
Secluded Southerly aspect, with decking leading to lawn, shed/summer house with light and power, outside tap, outside power, rear access gate.

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.

- 2 BEDROOMS
- REFITTED KITCHEN
- REFITTED BATHROOM
- GAS COMBI BOILER
- PVCu WINDOWS
- GOOD DECORATIVE ORDER
- SECLUDED SOUTHERLY GARDEN
- PARKING
- FREEHOLD
- EPC: D. C/TAX B.

COVERING MID ESSEX TO THE EAST COAST SINCE 1977