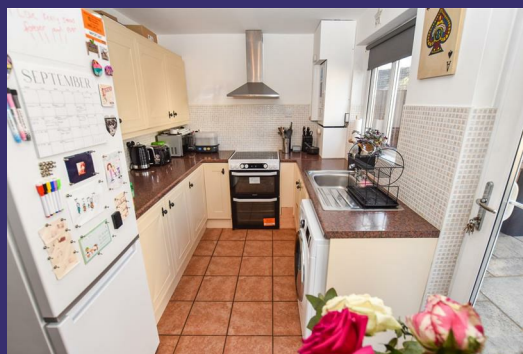




40 Blackwood Chine, South Woodham Ferrers, Essex CM3 5FZ Price £325,000

An exceptionally well presented spacious two bedroom end semi detached house situated in a pleasant pedestrian only location, adjacent to greensward. The accommodation offers two good size bedrooms with fitted wardrobes to both bedrooms, entrance porch, large lounge, fitted shaker style kitchen, modern replacement bathroom suite, gas fired central heating with replacement combi boiler, PVCu double glazed windows & doors, externally the property boasts a pleasant low maintenance rear garden plus garaging for one vehicle with adjacent parking space. EPC Rating D. Council Tax Band C. Tenure: Freehold



ACCOMODATION

ENTRANCE PORCH

Composite half sealed unit double glazed door, PVCu sealed unit double glazed window to side, coved ceiling, radiator, door to:

LOUNGE 19'8 x 12'4 max (5.99m x 3.76m max)

PVCu sealed unit double glazed square bay window to front, smooth coved ceiling, radiator, TV point, stairs rise to first floor, under stairs cupboard, door to:

KITCHEN DINER 12'4 x 7'4 (3.76m x 2.24m)

PVCu sealed unit double glazed window to rear, PVCu sealed unit double glazed door to garden smooth ceiling, tiled floor, tiled splash backs to kitchen work surfaces, replacement gas combi boiler heating, Shaker style kitchen comprising: single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard and storage space under with plumbing for automatic washing machine, further work surface with cupboard under, floor to ceiling larder cupboard, 4 wall cupboards.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to side, textured ceiling, radiator, access to loft space, doors to:

BEDROOM ONE 10'7 x 10'3 + wardrobes (3.23m x 3.12m + wardrobes)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, fitted wardrobes to one wall.

BEDROOM TWO 12'4 x 7'6 (3.76m x 2.29m)

Two PVCu sealed unit double glazed window to rear, textured ceiling, radiator, airing cupboard. wall mounted triple wardrobe.

BATHROOM

Refitted modern white suite comprising enclosed bath, wash hand basin with cupboard under, low level w.c, majority tiled to walls, extractor fan, built in cupboard.

OUTSIDE

FRONT GARDEN

Recently landscaped low maintenance front garden

REAR GARDEN 42ft (12.80mft)

Recently landscaped low maintenance rear garden majority paved, outside tap, fence & brick boundary walls, hard stand for shed, gate to front,

GARAGE IN BLOCK AND PARKING SPACE

Up and over door, eves storage space, adjacent parking space.

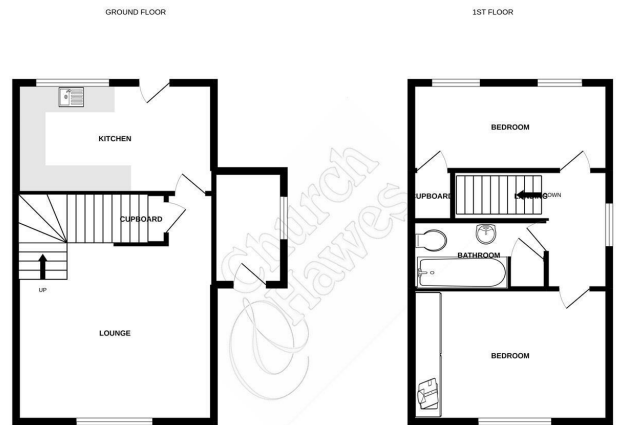
AGENTS NOTE

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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, fixtures, fittings and any other items are approximate and no responsibility is accepted for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Agency, its agents and Equipments do not have and cannot warrant any guarantee with this plan. Made with Metropix 1.0.2022

