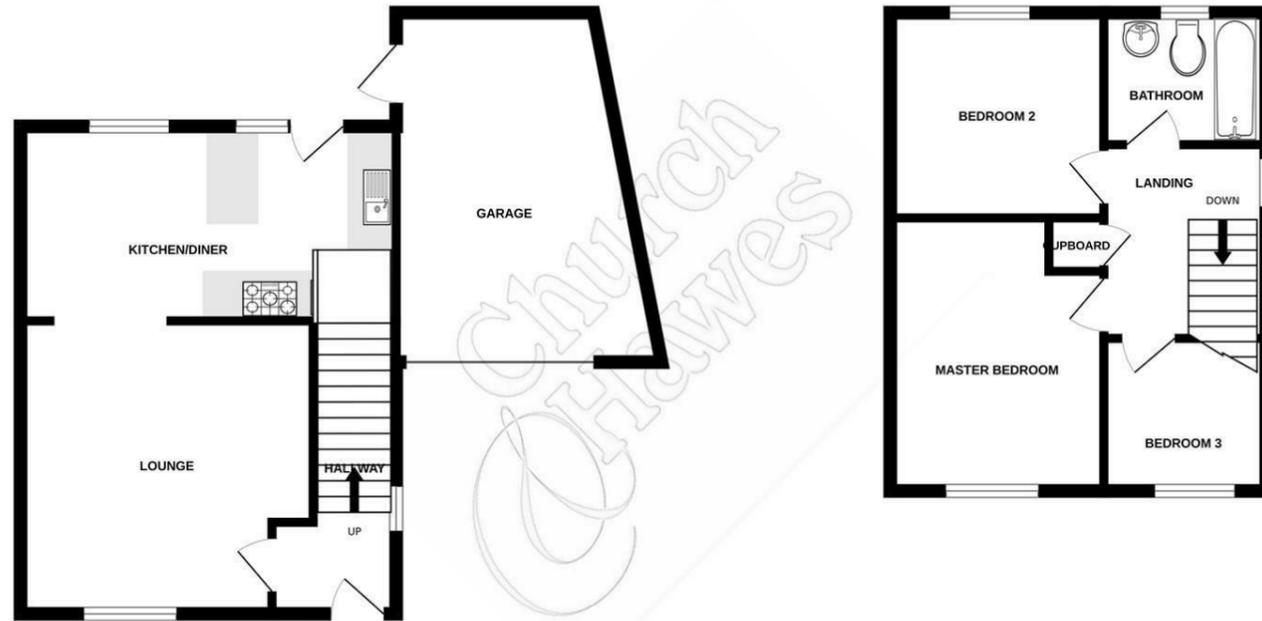


GROUND FLOOR

1ST FLOOR

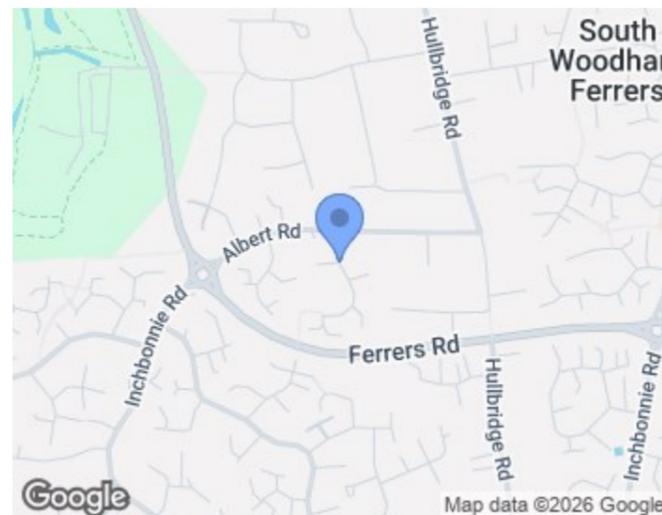


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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7 Coburg Place, South Woodham Ferrers, CM3 5LY

TO BE SOLD WITH NO CHAIN. This vacant 3 bedroom semi detached house is situated in a pleasant cul-de-sac location affording convenient access to local schools, shops and the rail station. The accommodation offers 3 bedrooms, bathroom with refitted white suite, entrance hall, lounge and kitchen diner with high gloss refitted units and contrasting worksurfaces. Externally there is a double length driveway leading to the larger than average garage and apx 45' secluded rear garden. All with PVCu glazing and gas heating. Tenure Freehold. C/Tax: C. EPC: C.



£365,000

ACCOMMODATION

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to side, textured and coved ceiling, access to loft space, airing cupboard, doors to:

BEDROOM 1 12'3 x 9'7 (3.73m x 2.92m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator.

BEDROOM 2 9 x 8'10 (2.74m x 2.69m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator.

BEDROOM 3 7'8 x 6'6 (2.34m x 1.98m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator.

BATHROOM

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, radiator, refitted White bathroom suite comprising: Low level wc, pedestal wash hand basin with tiled splash back and bath with mixer taps and shower attachment, glazed shower screen and tiling to bath and shower area.

GROUND FLOOR

PVCu sealed unit double glazed entrance door to:

HALL

PVCu sealed unit double glazed window to side, textured and coved ceiling, radiator, stairs rise to first floor, door to:

LOUNGE 12'7 x 12'7 (3.84m x 3.84m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, TV point, understairs cupboard, arch to:

KITCHEN DINER 16 x 8'1 (4.88m x 2.46m)

Two, PVCu sealed unit double glazed window to rear, PVCu sealed double glazed door to rear garden, smooth plaster and coved ceiling, radiator, refitted white high gloss kitchen units with contrasting work surfaces comprising: single drainer stainless steel sink unit with mixer taps inset to work surface with

cupboards and indesit washing machine to remain, adjacent work surface with drawers and cupboards under and inset 5 ring black glass hob, work surface forms partial room divider with space under for fridge and freezer, floor to ceiling unit houses electric oven with cupboards above and below, 5 wall cupboards, tiled splash backs and pelmet lights

OUTSIDE

FRONT

Laid to lawn with own driveway and parking for 1-2 cars, leading to:

GARAGE 16'7 x 12'9 max (5.05m x 3.89m max)

An irregular shaped larger than average garage, up and over door light and power, eves storage space, outside tap and door to rear garden.

REAR GARDEN 45 (13.72m)

Secluded garden commencing with paved patio leads to lawn with corner sun deck to the rear.

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.

- 3 BEDROOMS
- LOUNGE
- KITCHEN DINER
- REFITTED BATHROOM
- 45' GARDEN
- GARAGE & DRIVEWAY
- NO CHAIN
- GAS HEATING & PVCu GLAZING
- FREEHOLD
- EPC: C. C/TAX: C.

