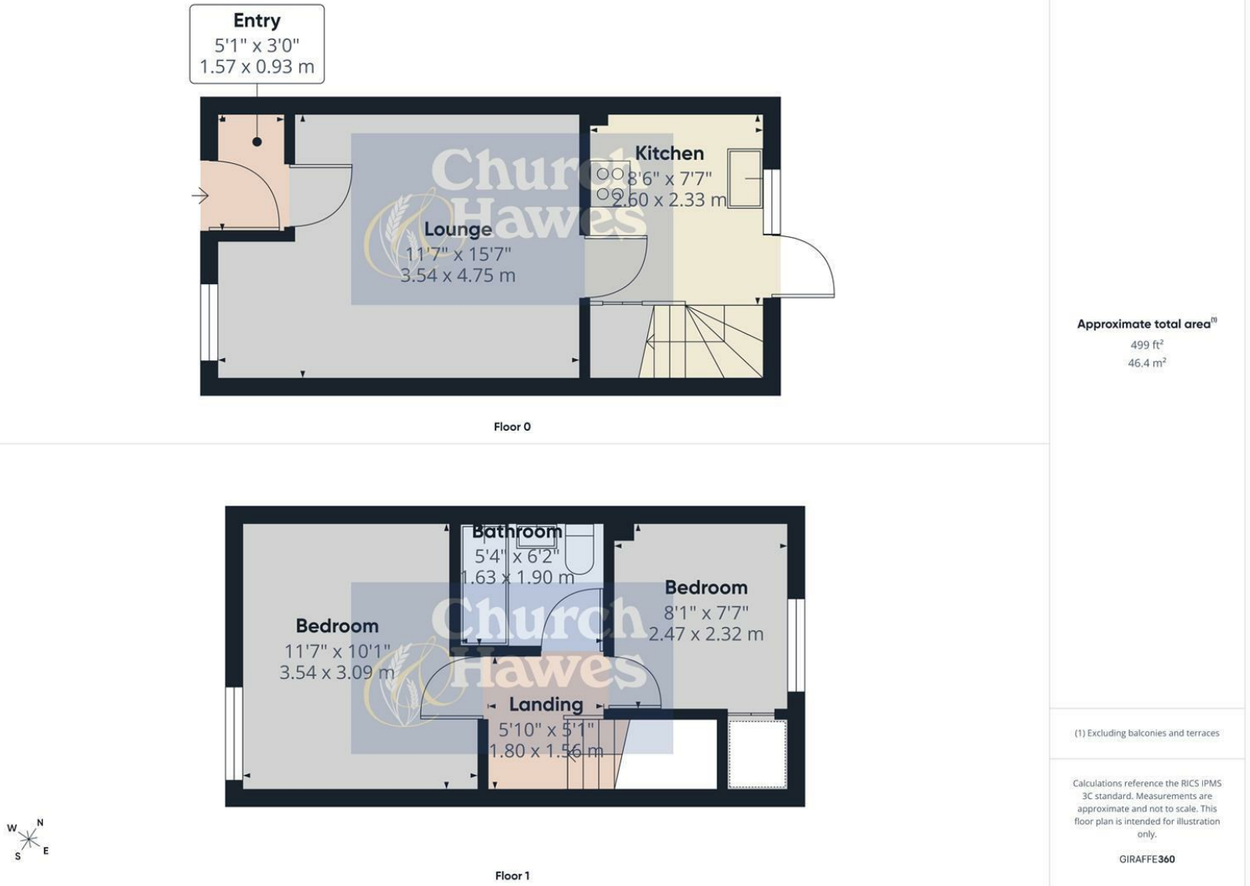


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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents







16 Merton Place, South Woodham Ferrers, CM3 5YW

Offered for sale with NO ONWARD CHAIN!

We are delighted to present this lovely two-bedroom end-of-terrace property, situated in the popular location of Merton Place, South Woodham Ferrers.

The property is ready to move into, making it an ideal purchase for first-time buyers, downsizers or anyone looking for a home they can enjoy straight away without the worry of an onward chain.

The accommodation offers two good-sized bedrooms and comfortable living space, while outside the property benefits from a good-sized rear garden, providing plenty of room for relaxing, entertaining or enjoying the warmer months.

There is also the added benefit of nearby parking, offering convenience for residents and visitors alike.

Conveniently located within South Woodham Ferrers, the property is well placed for local amenities, shops and transport links.

Freehold. Council Tax Band C. EPC Rating C.

Price £300,000

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

Entrance Porch 5'1" x 3'0" (1.57 x 0.93)
Entrance porch with access to reception room.

Lounge 10'11" x 15'7" (3.34 x 4.75)
Spacious lounge with double glazed window and access to the kitchen.

Kitchen 8'6" x 7'7" (2.60 x 2.33)
Fitted kitchen with access to the rear garden and stairs leading up to the first floor.

Bedroom One 11'7" x 10'1" (3.54 x 3.09)
Double master bedroom with double glazed window and radiator.

Bathroom 5'4" x 6'2" (1.63 x 1.90)
Newly updated bathroom with full sized back, WC and hand basin.

Bedroom Two 8'1" x 7'7" (2.47 x 2.32)
Second double bedroom with double glazed window and radiator.

Landing 5'10" x 5'1" (1.80 x 1.56)
Spacious landing with access to stairs, 2 bedrooms, bathroom and access to the loft hatch.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

- Two Bedroom End of Terrace
- Enclosed Rear Garden
- Lounge/Diner
- Fitted Kitchen
- Newly Fitted Bathroom
- Two Bedrooms
- Gas Central Heating
- Freehold
- EPC Rating: C
- Council Tax Band: C








COVERING MID ESSEX TO THE EAST COAST SINCE 1977