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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

22 Blackwood Chine, South Woodham Ferrers, CM3 5FZ

Price £320,000

To be sold with no onward chain. An extended, spacious two bedroom house, set within a pleasant tree lined walkway, recently refurbished to include a modern fitted kitchen with quartz work surfaces, open plan dining room, ground floor cloak room w.c, Two double bedrooms plus shower room, externally the property features a good size south facing rear garden plus garage and additional allocated parking space. Freehold, Council tax band C. EPC rating C

HALLWAY
Entered via PVCu double glazed door leading into lounge

LOUNGE 19'9 x 12'4 (6.02m x 3.76m)
PVCu double glazed window to front elevation, two radiators, stairs to first floor with cupboard under, door way to kitchen.

KITCHEN 12'5 x 7'4 (3.78m x 2.24m)
Newly fitted kitchen fitted with a range of high gloss eye & base level units, quartz work surfaces & splash backs, inset stainless steel single drainer sink unit with mixer tap, integrated electric oven, halogen hob and extractor hood over, plumbing for washing machine, open plan to dining room.

DINING ROOM 8'9 x 7'4 (2.67m x 2.24m)
Velux sky light, PVCu double glazed window and door to rear garden, radiator, wall mounted gas central heating boiler, door to cloak room w.c.

CLOAKROOM W.C
Modern two piece white suite comprising low level w.c, wash hand basin with tile splash backs, extractor fan.

FIRST FLOOR

LANDING
Radiator, access to loft, doors to all first floor rooms.

BEDROOM ONE 12'5 x 10' (3.78m x 3.05m)
PVCu double glazed window to front elevation, radiator, built in wardrobe.

BEDROOM TWO 12'5 x 7'4 (3.78m x 2.24m)
Two PVCu double glazed windows to rear elevations, radiator, built in storage cupboard.

SHOWER ROOM
Fully tiled room with enclosed shower cubicle, pedestal wash basin, low level w.c, extractor fan, radiator.

EXTERIOR

REAR GARDEN 45' (13.72m)
Commencing timber deck, leading to paved low maintanance rear garden, perimeter fence with gate to rear.

GARAGE
Up & over door. Additional parking to side

AGENTS NOTES
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 BEDROOM HOUSE
TOTAL FLOOR AREA : 768 sq.ft. (71.4 sq.m.) approx.
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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