



26 Melville Heath, South Woodham Ferrers, ESSEX CM3 5FT £170,000

Welcome to this well-presented terraced house located in the desirable area of Melville Heath, South Woodham Ferrers. Built in 1984, this property offers a modern living experience with a practical layout. The residence features one reception room, one bedroom, and one bathroom, making it an ideal choice for individuals or couples seeking a manageable space. The property benefits from parking for one vehicle, ensuring ease of access. Additionally, the lease has been renewed to an impressive 180 years, providing long-term security. The ground rent is set at £50 per annum, while the service charge is approximately £900 per year, covering essential maintenance and communal services. This terraced house presents a fantastic opportunity for those looking to invest in a well-located home within a thriving community. With its contemporary design and practical amenities, it is certainly worth considering for your next property venture.



Lounge 13'1 X 10'8 (3.99m X 3.25m)

The lounge offers a cosy and inviting space, defined by neutral walls and carpeting that create a warm, comfortable environment. Two windows allow natural light to brighten the room, and the staircase to the upper floor is tucked neatly to one side, helping to maximise floor space. Its layout presents a versatile area suitable for relaxing or entertaining.

Kitchen 13'1 X 4'9 (3.99m X 1.45m)

This bright kitchen is thoughtfully arranged with ample storage provided by a range of light wood-effect cabinets both above and below the work surfaces. The counters are finished in a sleek dark material, complemented by a matching splashback that adds a modern touch. A window over the sink invites natural light to fill the space, enhancing the practical yet welcoming atmosphere.

Bathroom

The bathroom features a classic white suite comprising a bathtub with an overhead shower, a close-coupled WC, and a pedestal basin set into a vanity unit for additional storage. Light, neutral tiling surrounds the bath area, creating a clean and fresh feel. A small mirror and towel ring add practical touches to this well-maintained room.

Master Bedroom 13'1 X 10'4 (3.99m X 3.15m)

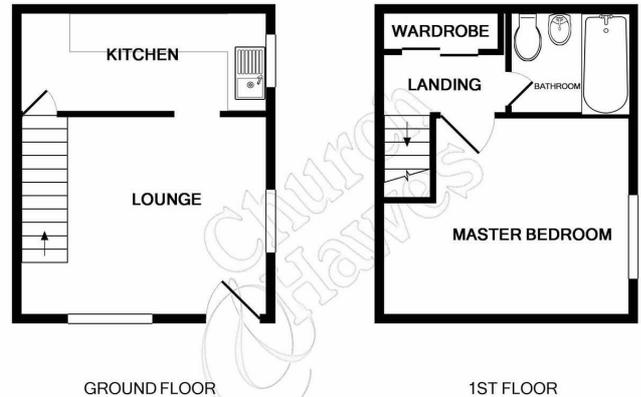
The master bedroom is spacious and bright, with neutral décor and carpeting that create a calm and restful atmosphere. A sizeable window allows in plenty of natural light. The space is generous enough to accommodate a variety of bedroom furniture arrangements, offering a peaceful retreat on the first floor.

Allocated Parking

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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

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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