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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

20 Gold Berry Mead, South Woodham Ferrers, Essex CM3 5WT

Price £255,000

A charming one bedroom cottage style house offered for sale with NO ONWARD CHAIN. Located within a quiet mews setting situated close to local amenities, the River Crouch and nature reserve. Featuring a lounge with gas living flame fireplace, modern fitted kitchen with some built in appliances, PVCu double glazed conservatory overlooking the pleasant rear garden, the modern bathroom and spacious bedroom complete the accommodation. with gas fired central heating and full PVCu double glazing plus an allocated car port for parking close by. This particular home is idea for someone starting out, or downsizing. FREEHOLD. Council tax band B. EPC rating D

ACCOMODATION
Entered via PVCu door into lounge.

LOUNGE 12'10 x 12' (3.91m x 3.66m)
PVCu double glazed window to front elevation, stairs to first floor, feature fireplace with gas living flame fire, radiator, coved to ceiling, door leading to kitchen.

KITCHEN 9'10 x 6'9 (3.00m x 2.06m)
PVCu double glazed window to rear elevation, fitted with a range of modern eye & base level units, laminate work surfaces with inset sink unit with mixer tap, built in oven & microwave, inset gas hob with extractor hood over, plumbing for washing machine, door leading out to conservatory.

CONSERVATORY 10'10 x 7'7 (3.30m x 2.31m)
Brick built base withe PVCu double glazed windows to rear elevation, PVCu double glazed French style doors to rear garden, polycarbonate roof, radiator.

FIRST FLOOR

LANDING
Built in storage cupboard, doors to bedroom & bathroom

BATHROOM
PVCu double glazed window to rear elevation, modern white suite comprising shower bath with shower over, vanity unit with inset wash basin, low level w.c, fully tiled, chrome heated towel rail.

BEDROOM 12' x 11'2 (3.66m x 3.40m)
PVCu double glazed window to front elevation, built in double wardrobe, built in storage cupboard, access to loft.

EXTERIOR

REAR GARDEN 35' (10.67m)
commencing paved patio area, remainder laid to lawn, hard stand for timber shed, perimeter fence

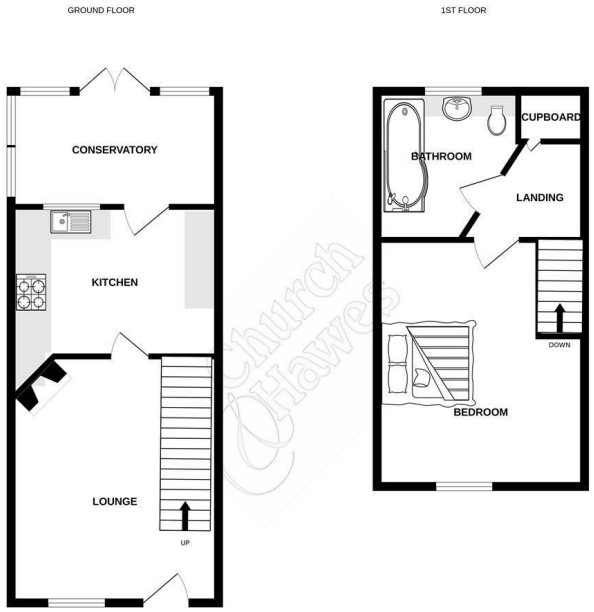
CAR PORT PARKING
Allocated car port with additional visitor parking.

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.



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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