



## 14 Dawberry Place, South Woodham Ferrers, Essex CM3 5ZQ Price £230,000

Price revised. An exceptionally well presented one bedroom cottage style home, situated within a highly sought after development, backing onto the Washlands nature reserve offering unrestricted panoramic views. Internally the home features a lovely lounge with cosy fireplace, modern fitted kitchen with some integrated appliances, spacious bedroom plus modern bathroom suite, externally the home features a rear garden open to the rear, plus allocated & visitor car parking. Leasehold, Apx 960 years remaining. council tax band B. Service charge £1000.00 pa. ground rent £200.00 pa. EPC rating C



## GROUND FLOOR

PVCu door into: -

### LOUNGE 12'8" x 12' (3.86m x 3.66m)

PVCu double glazed window to front, stairs to first floor, feature fireplace with gas living flame fire, radiator, smooth ceiling with inset spotlights, wall mounted meter cupboard, door to: -

### KITCHEN 12' x 6'8" (3.66m x 2.03m)

PVCu double glazed window and door to rear, fitted with a range of eye and base level units, laminate work surface incorporating breakfast bar, integrated electric oven, hob and extractor hood over, integrated micro wave oven, fridge and freezer, plumbing for washing machine, tiled splash backs, ceramic tiled floor, smooth ceiling with inset spotlights.

## FIRST FLOOR

### LANDING

Built-in storage cupboard, doors to bathroom and bedroom.

### BATHROOM

PVCu double glazed window to rear, white suite comprising panel enclosed shower bath with central mixer tap and power shower, tiled vanity unit with inset wash hand basin, cupboard and shelving under, low level w.c., ceramic tiled floor, extractor fan, chrome heated towel rail, smooth ceiling inset spotlights.

### BEDROOM 11'6" x 8'7" (3.51m x 2.62m)

PVCu double glazed window to front, radiator, built-in wardrobe, radiator, laminate floor, access to loft.

## EXTERIOR

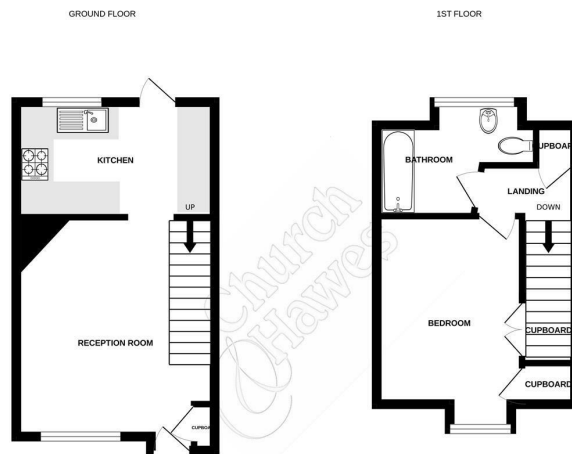
### AGENTS NOTE

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.



ONE BEDROOM COTTAGE  
Model cases shown have been made to assist the accuracy of the floorplans contained herein. Measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and materials shown have not been tested and no guarantee as to their operability or efficiency can be given. More will release 1/2020

