



162 Inchbonnie Road, South Woodham Ferrers, CM3 5ZW £285,000

Nestled in the charming area of Inchbonnie Road, South Woodham Ferrers, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers or those looking to downsize. Offered with no onward chain, this property is ready for you to move in and make it your own. The house is ideally located in a pedestrian-only area, providing a peaceful environment while overlooking a beautiful conservation area. Tenure: Freehold - EPC Rating: TBC - Council Tax Band: C



Entrance Porch

Lounge 15'4" x 11'9" (4.67m x 3.58m)

This living room provides a welcoming space with ample natural light from a front-facing window. The neutral walls and light wood flooring create a bright and airy atmosphere, while the room's layout offers flexibility for seating arrangements and a small desk area near the window.

Kitchen 8'7" x 7'10" (2.62m x 2.39m)

The kitchen is positioned towards the rear of the ground floor, designed to accommodate essential appliances and work surfaces. It includes a sink and a cooking hob, with space arranged efficiently to maximise usability. Access to the kitchen is direct from both the living room and the external rear exit, making it a convenient hub for cooking and household tasks.

First Floor Landing

Bedroom 1 11'7" x 10'6" (3.53m x 3.2m)

The first bedroom is spacious and well-lit by a single window. It features fitted wardrobes with glass panelled doors, providing ample storage. The room is carpeted and the neutral walls allow for easy personalisation.

Bathroom

The bathroom is situated on the first floor, positioned between the two bedrooms for convenient access. It is a practical room designed to accommodate standard bathroom fixtures, offering a tidy and functional space for daily routines.

Bedroom 2 8'0" x 7'10" (2.44m x 2.39m)

This second bedroom is positioned at the back of the property, enjoying a peaceful aspect. It is well placed alongside the bathroom and cupboard, making efficient use of the first-floor layout.

Rear Garden

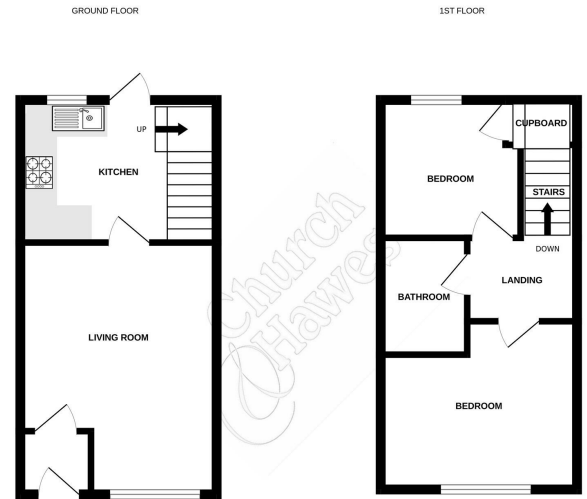
The garden extends to the rear of the property with a generous lawn bordered by mature shrubs and trees, offering a private outdoor space for relaxation or gardening. There is a shed at the far end providing useful storage, while a gravelled area towards the back of the garden can be used for seating or additional storage.

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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is accepted for any error. Measurements are not guaranteed. The plan is for guidance purposes only and should be used as a guide only. The purchaser, surveyor and agent shall be liable for any error. Made with Metaplan (2020)

