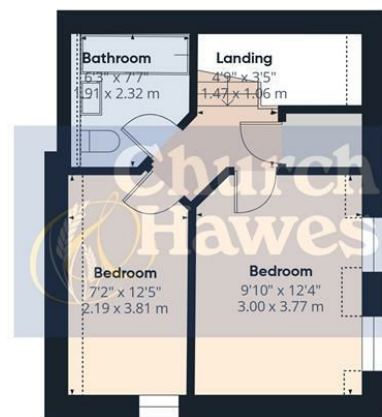


Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

785 ft<sup>2</sup>  
73 m<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

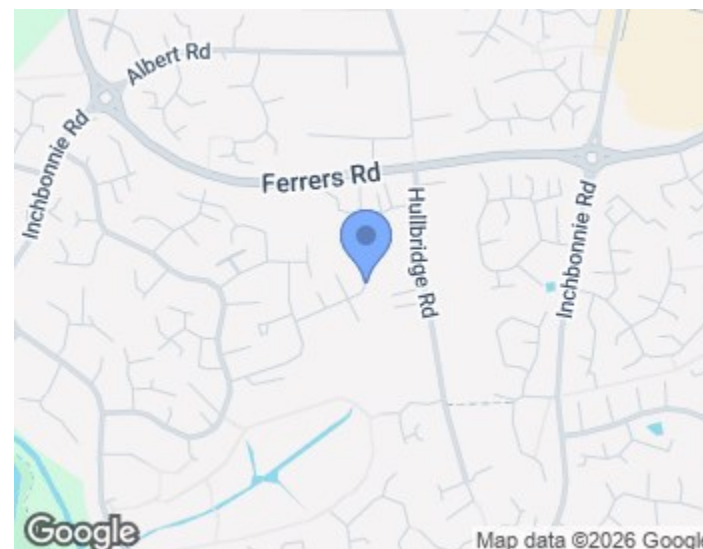
GIRAFFE 360



## 17 Gimli Watch, South Woodham Ferrers, CM3 5LD

No onward chain and ready to move into, this well-presented two-bedroom semi detached home offers spacious accommodation throughout. Includes a bright living room, fitted kitchen, downstairs WC, and a large conservatory providing excellent additional living space. Upstairs are two good-sized bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden and a driveway to the side providing off-road parking. An ideal first-time buy, investment, or downsizing opportunity.

£320,000



**Lounge 19'09 x 10'10 (6.02m x 3.30m)**

Spacious lounge with feature fireplace, double glazed window and radiator. With access to kitchen, hall way and conservatory/dining room.

**Dining room/conservatory 19'08 x 9'08 (5.99m x 2.95m)**

Large dining area/conservatory with fitted bar area with access to the rear garden. With double glazed windows, radiator and underfloor heating.

**Kitchen 6'11 x 8'10 (2.11m x 2.69m)**

Fitted kitchen with gas connection with access to living room and hatch overlooking dining area.

**WC 3'01 x 6'00 (0.94m x 1.83m)**

Downstairs WC with hand basin and small radiator.

**Bedroom 1 12'04 x 9'06 (3.76m x 2.90m)**

Double bedroom with fitted wardrobes and cupboard space, with double glazed window and radiator.

**Bedroom 2 12'05 x 6'11 (3.78m x 2.11m)**

Double bedroom with fitted wardrobe space with a standard double glazed window as well as a roof window and radiator heating.

**Bathroom 7'05 x 5'09 (2.26m x 1.75m)**

Fully fitted bathroom with shower over the bath, WC and hand basin with roof window and heated towel rail.

- Chain free
- Semi detached
- Off road parking
- Modern conservatory
- Turn key ready
- 2 bedroom
- Close to local amenities
- Freehold
- EPC C
- Council tax band D

