

www.churchandhawes.com

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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



76 Clements Green Lane, South Woodham Ferrers, Essex CM3 5LB £170,000

RETIREMENT BUNGALOW. One bedroom bungalow situated within a very popular development for the over 55's - conveniently located just a short walk of the town centre with amenities close to hand. Features include, communal residents lounge and well maintained gardens, luxurious fully tiled shower room, partial refitted kitchen, gas central heating, PVCu double glazing with the addition of a rear door leading to the patio, emergency careline pull cords and communication. Call now to view. Energy rating C. Council Tax Band B. Tenure Lease Hold - 93 Years remaining. Service Charge £190.19. PCM.



GROUND FLOOR

Half obscure glazed PVCu sealed unit double glazed entrance door to: -

HALL

Textured ceiling, radiator, cupboard housing gas central heating boiler serving domestic hot water and heating, built-in storage cupboard, airing cupboard, doors to:

BEDROOM 9'4 x 9'1 (2.84m x 2.77m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, built-in wardrobe cupboard.

SHOWER ROOM 6.2 x 5.3 (1.83m.0.61m x 1.52m.0.91m)

Smooth plaster ceiling, halogen downlighting, extractor fan, chrome heated towel rail, white suite comprising vanity wash hand basin, low level w.c., Quadrant shower with glazed screen door, tiled visible walls and floor.

LOUNGE 13'2 x 9 (4.01m x 2.74m)

PVCu sealed unit double glazed window to rear and door to small patio leading to communal gardens, radiator, textured ceiling, TV point, arch to: -

KITCHEN 9'11 x 5'4 (3.02m x 1.63m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling with halogen downlighting, tiled visible floor and tiled splashbacks, medium oak kitchen comprising single drainer single bowl sink unit with mixer tap with drawer and cupboard under, adjacent work surface with storage space under, plumbing for a washing machine, inset four ring ceramic hob, oven under and stainless steel and glass extractor fan over, drawer and cupboard under, six wall cupboards.

EXTERIOR

Communal gardens and parking.

COMMUNAL LOUNGE

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.

