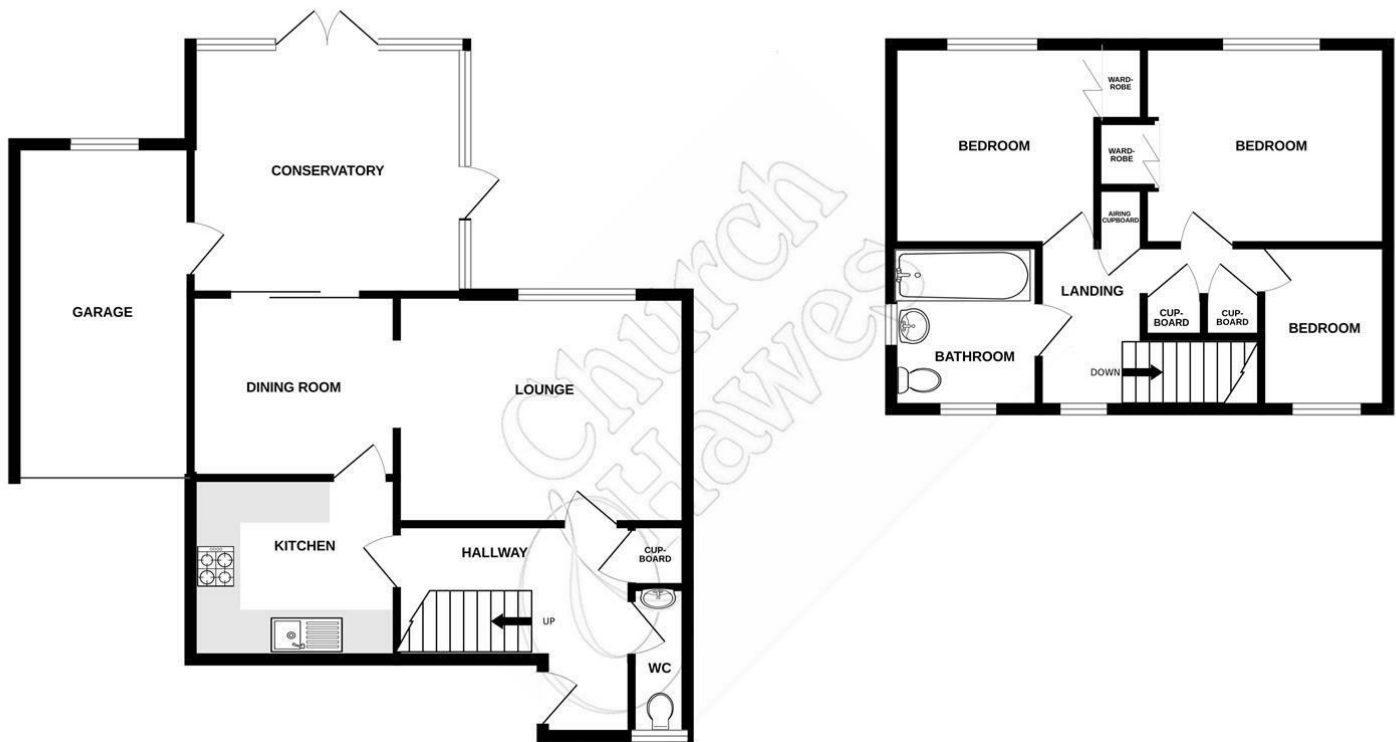


GROUND FLOOR

1ST FLOOR



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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58 Hamberts Road, South Woodham Ferrers, Essex CM3 5TU

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. Situated on the North side of town within catchment of 'Woodville' primary school, convenient for both local shops and rail station and accessible to the town centre and secondary school. Occupying a good size plot with large front garden and driveway parking for several cars, single garage and secluded rear garden. The accommodation offers 3 bedrooms, 2 with built in wardrobes, bathroom with white 3 piece suite, ground floor cloaks, lounge with adjoining dining room leading to the large conservatory garden room and fitted kitchen with white units. All with PVCu windows, doors and gas heating. Tenure: Freehold. EPC Rating: C. Council Tax: C.

Price £365,000



ACCOMMODATION

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to front, textured ceiling, access to loft space, airing cupboard, 2 built in storage cupboards, doors to:

BATHROOM

Two obscure PVCu sealed unit double glazed window to front and side, textured ceiling, radiator, white suite comprising, Low level WC, pedestal wash hand basin, bath with mixer tap and shower over, glazed shower screen, shaver point, extractor fan, tiling to visible walls.

BEDROOM 11'10' x 9'8 (3.61m' x 2.95m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator, built in wardrobe.

BEDROOM 9'9 x 9'1 (2.97m x 2.77m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator, built in wardrobe.

BEDROOM 8 x 7'5 (2.44m x 2.26m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator.

GROUND FLOOR

Obscure PVCu sealed unit double glazed door to:

HALL

Textured ceiling, radiator, wrought iron open tread staircase rises to first floor, built in storage cupboard, door to:

GROUND FLOOR CLOAKS

Obscure PVCu sealed unit double glazed window to front, textured and coved ceiling, White suite comprising low level WC and wash hand basin with tiled splash back.

LOUNGE 13'7 x 11 (4.14m x 3.35m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator, TV point arch to:

DINING ROOM 9'10 x 8'10 (3.00m x 2.69m)

PVCu sealed unit double glazed patio doors to conservatory /garden room, textured and coved ceiling, radiator,

CONSERVATORY GARDEN ROOM 13'3 x 12 (4.04m x 3.66m)

PVCu sealed unit double glazed to rear and flank with French doors and single door to garden, dwarf wall, radiator, door to garage.

KITCHEN 9'9 x 8'7 (2.97m x 2.62m)

PVCu sealed unit double glazed window to front, textured ceiling, kitchen wall cupboard concealing gas boiler serving hot water and heating system, tiling to visible walls, fitted white kitchen units comprising, single drainer stainless steel sink unit with mixer taps inset to work surface with cupboards and space under for tumble dryer and washing machine, adjacent work surface with inset 4 ring stainless steel hob, concealed extractor fan over, integrated oven and cupboards under, further work surface with drawers, cupboard and space under for a fridge, 5 wall cupboards, tiled splash backs and tiling to walls.

OUTSIDE

FRONT

Laid to lawn with shrubs and trees, own driveway extending to flank with parking for several cars leading to garage.

GARAGE

Up and over door, light power, window to rear, eves storage space, door to conservatory/garden room.

REAR GARDEN

Secluded garden laid mainly to lawn. large timber shed with power and windows.

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.

- 3 BEDROOMS
- WHITE BATHROOM & WC SUITES
- LOUNGE
- DINING ROOM
- CONSERVATORY/GARDEN ROOM
- WHITE KITCHEN
- GAS HEATING & PVCu WINDOWS
- NO CHAIN SALE
- LARGE DRIVEWAY AND GARAGE
- FREEHOLD. EPC: C. C/TAX: C.

