



9, Priory Corner Priory Road, Bicknacre , Essex CM3 4EY
Guide price £385,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £385,000 - £400,000... A recently constructed two bedroom home conveniently located within easy reach of local amenities including shops, bus stops, pubs and a primary school. The current owner has made a number of thoughtful enhancements, including landscaped front and rear gardens, fitted wardrobes and kitchen upgrades. The accommodation features a spacious lounge that flows into the dining area and kitchen, creating an open and sociable living space. Upstairs offers two well proportioned bedrooms and a modern family bathroom, while the ground floor benefits from a cloakroom. Outside, the property enjoys a generous driveway providing ample parking, with additional visitor spaces located to the rear. The rear garden enjoys a pleasant southerly aspect, perfect for enjoying the sun. The property still benefits from 9 years building warranty coverage. Energy rating B.

LOCATION

The development is within walking distance of the village amenities including local shop/post office, further village shops and easy access to White Elm Garden centre which internally boasts a selection of amenities within the complex. Nestled between Danbury & South Woodham Ferrers and offering regular bus services to both. There is a railway station in South Woodham Ferrers with links to London Liverpool Street.

ACCOMMODATION COMPRISING:

FIRST FLOOR

Bedroom One 12'1 x 10'10 into wardrobe (3.68m x 3.30m into wardrobe)

Bedroom Two 12'7 into wardrobe x 6'8 (3.84m into wardrobe x 2.03m)

Family Bathroom 6'7 x 5'11 (2.01m x 1.80m)

Landing

GROUND FLOOR

Entrance Hall

Cloakroom

Open Plan Kitchen, Dining & Lounge

Lounge 17'4 x 10'6 (5.28m x 3.20m)

Kitchen/Diner 19' x 8'1 (5.79m x 2.46m)

EXTERIOR

Front

Driveway parking for 3/4 cars.

Southerly Aspect Rear Garden

Agents Notes, 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.

