www.churchandhawes.com
19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF
Tel: 01245 329429
swf@churchandhawes.com

Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents

# 9 Foulgar Close, South Woodham Ferrers, Essex CM3 5SP

## Price £400,000

To be sold with NO ONWARD CHAIN. Detached two double bedroom Gough Cooper bungalow situated within a pleasant cul de sac setting, within easy reach of town center, shops and amenities. Featuring an entrance porch, spacious lounge with parquet flooring, good size kitchen/diner plus Wet room/shower room. Other benefits include PVCu double glazed windows, gas combi boiler, low maintenance rear garden allowing access to the garage and driveway parking. Freehold, council tax band C, EPC rating D

**ENTRANCE HALL**
Entered via PVCu double glazed door into entrance hall.

**LOUNGE 15'4" x 12'9" (4.67m x 3.89m)**
PVCu double gazed window to front elevation, parquet flooring, two radiators, wall mounted fireplace, doors to inner hallway, door to: -

**KITCHEN/DINER 17' x 9'10" (5.18m x 3.00m)**
Dual aspect room with PVCu double glazed windows to rear and side, PVCu double glazed door, coved cornice to ceiling, generously fitted with a range of eye & base level units, laminate work surfaces, inset gas hob with concealed extractor hood, built-in oven and grill, integrated fridge/freezer, plumbing for a washing machine, laminate floor.

**INNER HALLWAY**
Laminate floor, three built-in cupboards, loft hatch, coved cornice to textured ceiling.

**BEDROOM ONE 12' x 9'7" to fitted wardrobes (3.66m x 2.92m to fitted wardrobes)**
PVCu double glazed window to rear elevation, range of wardrobes to one wall with sliding doors, built-in cupboard housing Valiant combi-boiler.

**BEDROOM TWO 12'7" x 7'5" (3.84m x 2.26m)**
PVCu double glazed window to front elevation, laminate floor, coved cornice to textured ceiling, built-in storage cupboard.

**WET ROOM**
PVCu double glazed window to side elevation, replacement suite comprising wash hand basin, low level w.c., shower unit, fully tiled to walls, extractor fan, radiator.

**EXTERIOR**

**REAR 31' approx (9.45m approx )**
Paved patio with remainder laid to lawn, outside tap. perimeter fencing, with side access to driveway and garage

**GARAGE**
Up and over door, courtesy door to side.

**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.