



8 Crickhollow, South Woodham Ferrers, Essex CM3 5ZR £320,000

This refurbished two-bedroom end-of-terrace property is a must-see for anyone seeking a modern home with great outdoor space. Completely renovated, this home features a smart layout across two floors. The ground floor has a lounge/diner with feature bay window and a modern kitchen with sleek grey cabinets, high quality worktops, and integrated appliances. The first floor includes two bedrooms, a generous master, and a contemporary family bathroom. A key highlight is the exceptional 55ft rear garden, a private oasis perfect for entertaining. The home also features stylish décor, quality flooring, and modern lighting throughout. Tenure: Freehold - Council Tax Band: C - EPC Rating: C



Accommodation

GROUND FLOOR

Lounge/Diner 15'2" into bay x 14'7" (4.62m into bay x 4.45m)

Kitchen 11'9" x 10'6" (3.58m x 3.20m)

FIRST FLOOR

Landing

Master Bedroom 12'7" x 11'9" (3.84m x 3.58m)

Bedroom Two: 8'2" x 7'9" (2.49m x 2.36m)

Bathroom

EXTERIOR

Rear Garden - 55ft in Depth

Garage to rear

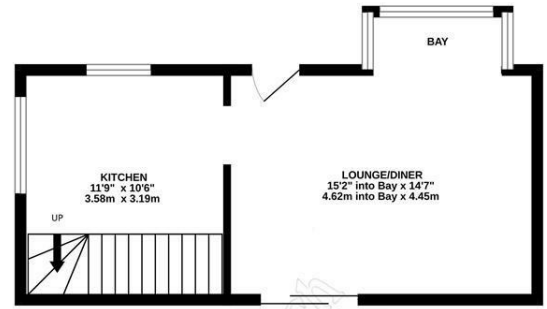
Allocated off street parking for 2 vehicles

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.

GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of floors, 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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