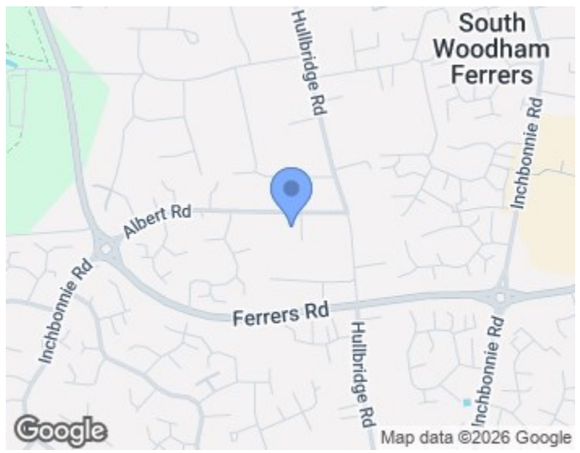






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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



9 Albert Road, South Woodham Ferrers, CM3 5LP

TO BE SOLD WITH NO ONWARD CHAIN. One careful owner from new! This unique 3 bedroom detached bungalow is situated in a pleasant street scene with houses and bungalows affording character and individuality. The accommodation offers 3 bedrooms, lounge and adjoining dining room leading to a conservatory overlooking the secluded southerly facing 80' apx rear garden, fitted kitchen breakfast room, bathroom with modern four piece white suite and large entrance hall. Externally there is garaging for 1 car with ample driveway parking, the rear garden is secluded with a southerly aspect being apx 80'. All with PVCu glazing and gas heating. Scope to extend (stpp). Tenure Freehold. C?Tax band: E. EPC: D. MUST BE SEEN

Price £515,000

Church Hawes Countryside COVERING MID ESSEX TO THE EAST COAST SINCE 1977 The Property Ombudsman

GROUND FLOOR
Hardwood half obscure glazed entrance door to: -

HALL
Coved cornice to textured ceiling radiator, PVCu sealed unit double glaze windows to front and side, cloaks cupboard, doors to:

BEDROOM 1 12' x 10'9" (3.66m x 3.28m)
PVCu sealed unit double glazed windows to front and side, textured ceiling, radiator, fitted wardrobes and dressing table.

BEDROOM 2 9' x 8'8" (2.74m x 2.64m)
PVCu sealed unit double glazed window to side, textured ceiling, radiator, built-in cupboard.

BEDROOM 3 9' x 7'2" (2.74m x 2.18m)
PVCu sealed unit double glazed window to side, textured ceiling, radiator, built-in cupboard.

LOUNGE 17'2" x 11'10" (5.23m x 3.61m)
PVCu sealed unit double glazed window to side and sealed unit double glazed sliding patio doors to rear garden, coved cornice to textured ceiling, radiator, TV point, feature fireplace with raised tiled hearth and display mantel over, open to:-

DINING ROOM 16'5" x 8'1" (5.00m x 2.46m)
Coved cornice to textured ceiling, radiator, arch to: -

CONSERVATORY 10' x 10' (3.05m x 3.05m)
Hardwood construction, sealed unit glazing to all aspects, PVCu sealed unit double glazed sliding doors to rear garden, tiled floor, radiator.

BATHROOM
Two obscure PVCu sealed unit double glazed windows to side, smooth plaster ceiling, halogen downlights, chrome heated ladder towel rail radiator, white low level w.c., vanity wash hand basin, corner bath with mixer tap and shower attachment, corner shower with glazed screens and door, tiled visible walls and floor, shaver point.

KITCHEN 18'1" x 12'1"<7'7" (5.51m x 3.68m<2.31m)
PVCu sealed unit double glazed windows to rear and side, half obscure PVCu sealed unit double glazed door to garden, smooth plaster ceiling, halogen downlights, cupboard housing combi gas central heating boiler, light oak kitchen units, comprising single drainer one and a half bowl stainless steel sink unit and mixer tap inset work surface with cupboard and drawers under, adjacent work surface inset four ring electric hob with oven under and extractor fan over, storage space under, plumbing for washing machine, double base unit, two wall cupboards, tiled splashbacks, larder cupboard, access to part boarded loft space.

EXTERIOR

FRONT
Own drive and parking for one car, dual side access to rear.

GARAGE
Up and over door, light and power, PVCu sealed unit double glazed window to side and half obscure PVCu sealed unit double glazed door to side.

REAR 80' approx. (24.38m approx.)
Secluded. Commencing with a crazy paved patio to lawn with shrubs and trees, greenhouse, outside tap and light, south facing.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

- NO CHAIN
- 3 BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN BREAKFAST ROOM
- 4 PIECE WHITE BATHROOM SUITE
- 80' apx SOUTHERLY SECLUDED GARDEN
- PVCu GLAZING & GAS HEATING
- GARAGE
- FREEHOLD. EPC: D. C/TAX: E.
- MUST BE SEEN








COVERING MID ESSEX TO THE EAST COAST SINCE 1977