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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



15 Maydene, South Woodham Ferrers, CM3 5ND

£198,000

Spacious two bedroom split level maisonette conveniently situated close to Elmwood primary, shops and train station. This well presented property features a good size lounge with balcony, fitted kitchen, modern bathroom, gas fired central heating plus PVCu double glazed windows & doors. Leasehold - 82 Years. Council tax band A. EPC rating C.







Entrance Hall
Stairs to first floor, carpet to floor.

Living Room 15 x 12 (4.57m x 3.66m)
Laminate to floor, radiator to wall, opening leading to kitchen, double glazed sliding patio doors leading to the private balcony.

Kitchen 8. x 7. (2.44m. x 2.13m.)
uPVC double glazed window to front aspect, fitted with a range of base level units and drawers with work surfaces over, inset bowl sink and drainer unit with mixer tap, matching eye level units, space for washing machine, fridge freezer.

Bedroom One 14 x 11 (4.27m x 3.35m)
Double glazed window to rear aspect, radiator to wall, carpet to floor, smoothed ceiling

Bedroom Two 8 x 6 (2.44m x 1.83m)
Double glazed window to front aspect, radiator to wall, carpet to floor, smoothed ceiling

Bathroom 8.3 x 72 (2.44m.0.91m x 21.95m)
Stylish and well-presented bathroom with bath and shower over, WC, vanity wash basin, heated towel rail, built-in storage, contemporary grey tiling and frosted window.

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.









