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# Church & Hawes

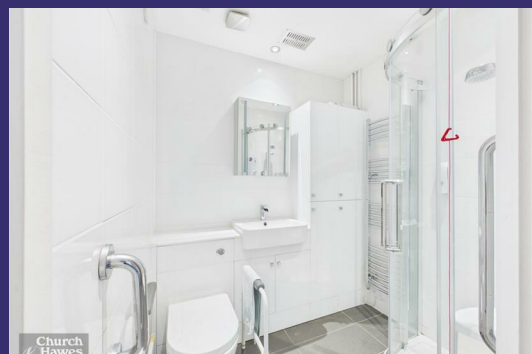
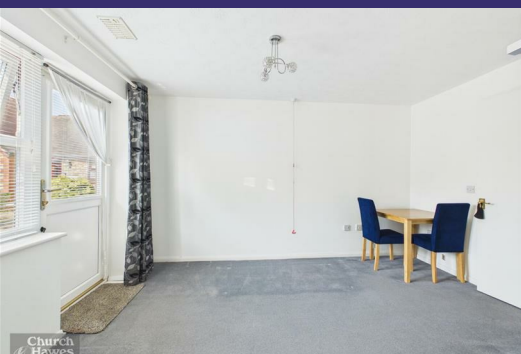
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 78 Clements Green Lane, South Woodham Ferrers, CM3 5LB Price £170,000

This beautifully refurbished one-bedroom retirement bungalow on Clements Green Lane, South Woodham Ferrers, is ideal for those aged 55 and over. It features a spacious lounge opening onto communal gardens, a modern refitted white shower room, a bedroom with built-in wardrobes, and a contemporary colonial-style kitchen with built-in oven and hob. Electric heating and PVCu windows and doors keep it warm and low-maintenance. The £148.05 monthly charge covers building insurance, a care line emergency system, and external gardening. Close to the town centre, offered with no chain, EPC rating D, Council Tax Band B, this is a must-see for a comfortable, secure retirement home.



### Front Exterior

The exterior offers a modest front garden with a lawn and low-maintenance planting bordered by a paved path leading to the front door.

### Hallway 12'3" x 3'0" (3.75 x 0.92 m)

The hallway has a carpeted floor and light walls, featuring two storage cupboards and access doors leading to the lounge, bedroom, and bathroom. The front door has a window panel that allows natural light to enter the space.

### Lounge 13'1" x 9'2" (4.00 x 2.80 m)

This inviting lounge offers a generous space filled with natural light from a wide window and a door leading outside, creating a bright and welcoming atmosphere. The neutral décor and carpeting make it a versatile area.

### Kitchen 9'11" x 5'3" (3.03 x 1.62 m)

A smart kitchen fitted with white cabinetry provides ample storage and workspace, equipped with integrated appliances including an oven and washing machine. The window above the sink allows for natural light and a pleasant view while cooking.

### Bedroom 8'11" x 9'4" (2.72 x 2.85 m)

The bright bedroom features fitted mirrored wardrobes that reflect light and offer generous storage, complemented by neutral carpeting and a large window with curtains that look out onto the surrounding area. The room is well-sized for a double bed and additional furniture.

### Bathroom 6'3" x 5'3" (1.91 x 1.62 m)

The bathroom is a modern, fully tiled space with a shower cubicle, a wall-mounted vanity unit with a basin, and a toilet. It benefits from a large mirrored cabinet above the sink and a heated towel rail, presenting a clean and practical environment.

### Rear Garden

The rear garden offers a peaceful outdoor space mainly laid to lawn with a paved patio area. It provides a pleasant spot for relaxation, accessed easily from the lounge.

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.

