

East Bridge Road, South Woodham Ferrers, CM3 5SD
Price £375,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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Situated on East Bridge Road in the popular town of South Woodham Ferrers, this well-presented three bedroom semi-detached home offers spacious and comfortable accommodation, maintained in good condition throughout. Internally, the property comprises a welcoming living room, separate dining area, fitted kitchen, three well proportioned bedrooms and a family bathroom. The principal bedroom further benefits from its own en-suite shower room. Externally, the property benefits from a garage with an electric supply, providing useful additional storage or potential for alternative use. An excellent opportunity to acquire a lovely family home in a popular residential location, which is ready to move into and enjoy. Freehold. EPC rating tbc. Council tax band C.

Living Room
13'11" x 12'11" (4.26 x 3.95)
Double glazed window to front aspect, carpet to floor, smoothed ceiling, radiator to wall.

Dinning Area
10'9" x 9'6" (3.30 x 2.92)
Double glazed French doors to rear leading to garden, carpet to floor, smoothed ceiling, radiator to wall.

Kitchen
10'10" x 7'2" (3.32 x 2.20)
Kitchen comprising a range of eye and base level units with contrasting work surfaces, inset stainless steel sink unit with mixer tap, integrated electric oven and hob, extractor hood, space for additional appliances and plumbing for washing machine. PVCu double glazed window and door to rear elevation providing access to the rear garden. Tiled flooring.

Garage
16'3" x 9'1" (4.97 x 2.77)

Garden

Bedroom One
12'9" x 9'1" (3.90 x 2.79)
Double glazed window to front aspect, carp[et to floor, radiator to wall, smoothed ceilings, opening to en-suit

Ensuite
6'2" x 4'3" (1.90 x 1.31)
Corner shower cubicle with curved glass sliding doors and thermostatic shower, pedestal wash hand basin and low-level WC. Tiled walls with decorative feature detailing and tiled flooring. Chrome fittings.

Bedroom Two
9'3" x 8'2" (2.82 x 2.50)
Double glazed window to rear aspect, carpet to floor, smoothed ceilings, radiator to wall.

Bedroom Three
9'4" x 6'5" (2.86 x 1.97)
Double glazed window to front aspect, carpet to floor, radiator to wall, smoothed ceiling.

Family Bathroom
7'3" x 6'1" (2.23 x 1.87)
Panelled bath with wall-mounted shower attachment and glass shower screen, low-level WC and wash hand basin. Fully tiled walls with tiled flooring. PVCu double glazed window to rear elevation. Radiator.

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:

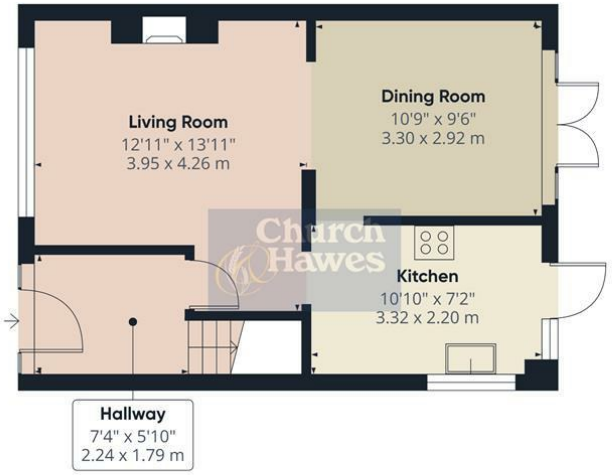
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks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

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

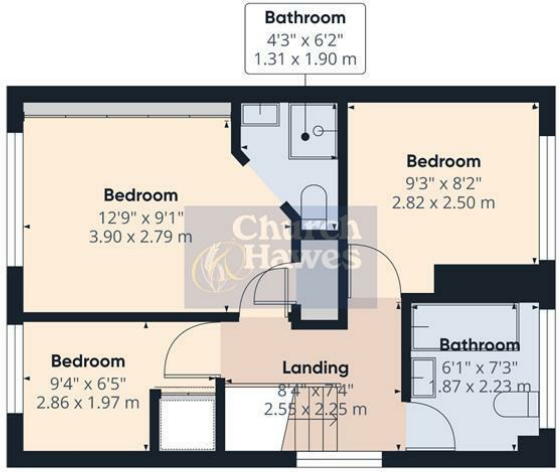
These checks must be completed and successfully verified before we are able to progress with the purchase.

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.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

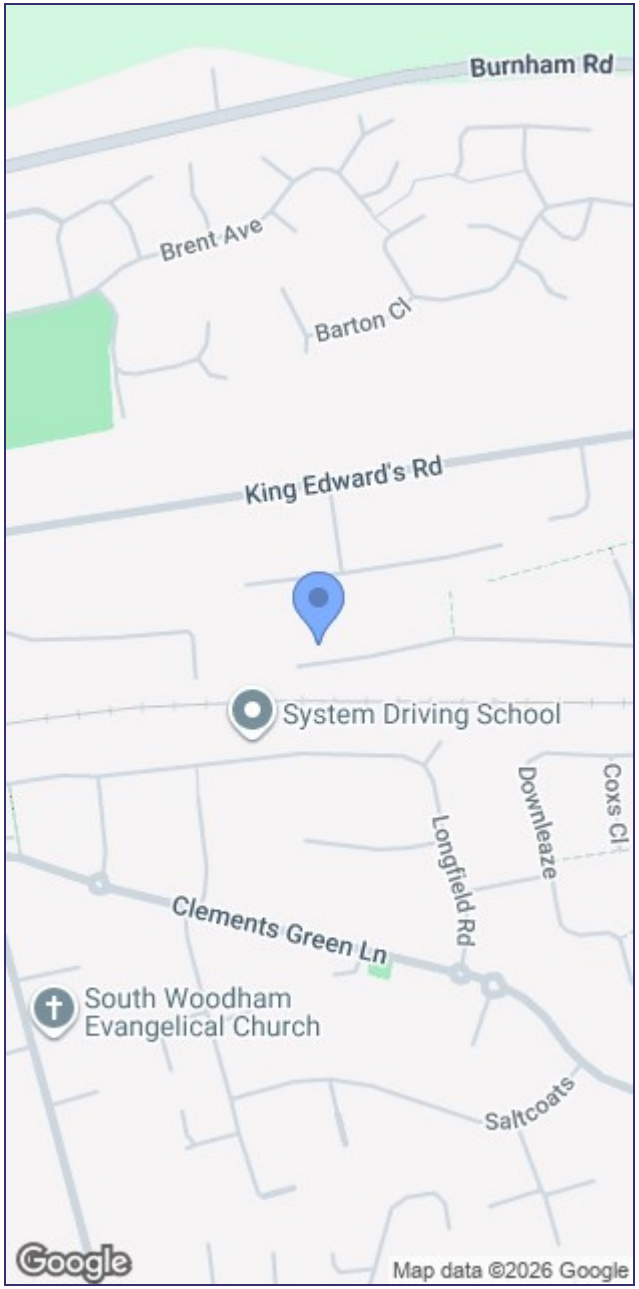
918 ft²

85.1 m²

(1) Excluding balconies and terraces

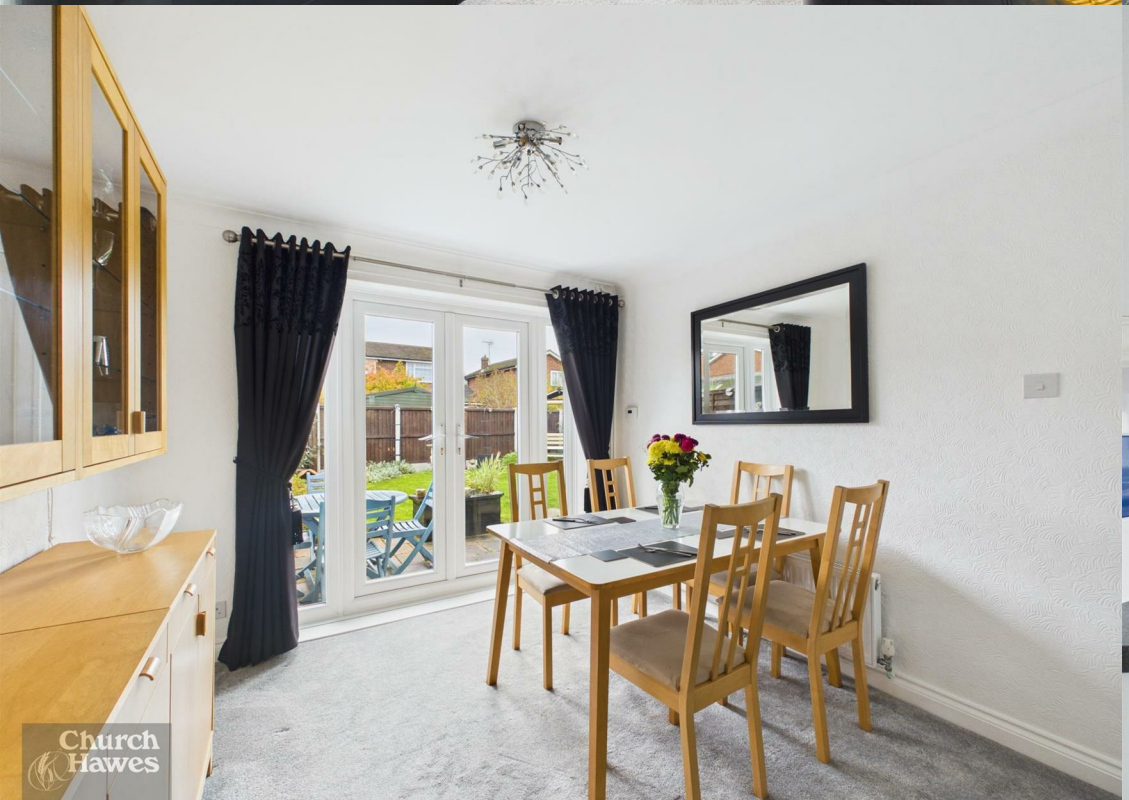
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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