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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



23 Melville Heath, South Woodham Ferrers, Essex CM3 5FT

Offers in excess of £170,000

An exceptionally well presented one bedroom terraced home, featuring a modern re-fitted kitchen, open plan lounge, white bathroom suite plus double bedroom. Other features include PVCu double glazed windows, allocated car parking and communal gardens. Our vendor has renewed the lease with 171 years remaining. Service charge £1050. council tax band B. EPC rating C







GROUND FLOOR
PVCu double glazed door into: -

LOUNGE 13'1 x 10'4" (3.99m x 3.15m)
PVCu double glazed window to front, laminate flooring, smooth ceiling with inset spotlights, stairs to first floor with storage under, open plan to: -

KITCHEN 13' x 5'7" (3.96m x 1.70m)
PVCu double glazed window to rear, modern kitchen fitted with a range of white high gloss eye and base level units, solid wood work surface, inset one and a half bowl sink, integrated electric oven, halogen hob and extractor hood over, space for fridge freezer, integrated washing machine, built-in understair cupboard.

FIRST FLOOR

LANDING
Built-in airing cupboard housing hot water cylinder, further built-in cupboard, access to loft, doors to bedroom and bathroom.

BEDROOM 13' > 9'7" x 10'5" (3.96m > 2.92m x 3.18m)
PVCu double glazed window to front, wall mounted electric heather, smooth ceiling.

BATHROOM 6'5" x 5'5" (1.96m x 1.65m)
PVCu double glazed window to front, white suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., half height tiling to walls.

EXTERIOR
ALLOCATED PARKING SPACE
VISITORS SPACE
COMMUNAL GARDENS

AGENTS NOTE
Agents Note & Money Laundering & Referrals

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.









