



11 Guys Farm Road, South Woodham Ferrers, CM3 5NF Price £150,000

TO BE SOLD WITH NO UPWARD CHAIN OF SALES, KEYS HELD FOR ACCOMPANIED VIEWINGS. A spacious one bedroom first floor maisonette, conveniently located just a short walk from the rail station, local shops and town centre. The accommodation offers a large lounge, double bedroom, bathroom with white suite, fitted kitchen and a surprising amount of internal storage all with PVCu windows & doors and manual electric heaters. Council Tax Band: A. Tenure Leasehold. Remaining years on the lease: 93 TBC. Ground Rent: £10.00 TBC. Service Charge: £828.00 TBC. Ideal first purchase or buy to let investment.



ACCOMMODATION

GROUND FLOOR

Half obscure sealed unit double glazed PVCu entrance door to:

HALL

Textured ceiling, stairs rise to first floor:

LANDING

Textured ceiling, access to loft space, doors to:

WALK IN STORAGE CUPBOARD 5'2 x 2'10 (1.57m x 0.86m)

PVCu sealed unit double glazed window to rear, textured ceiling.

LOUNGE 15'3 x 10'6 (4.65m x 3.20m)

PVCu sealed unit double glazed window to front, textured ceiling, E7 storage radiator, TV point, large bulkhead storage cupboard, door to inner hall and open to:

KITCHEN 10'7 x 8 max (3.23m x 2.44m max)

PVCu sealed unit double glazed window to rear, textured ceiling, fitted kitchen comprising, single drainer stainless steel sink unit inset to work surface with cupboard and space with plumbing for washing machine, adjacent work surface and drawer pack form cooker recess, breakfast bar, 4 wall cupboards, tiled splash backs to work surfaces, space for fridge freezer.

INNER HALL

Textured ceiling, borrowed light, airing cupboard and built in storage cupboard, doors to:

BEDROOM 14'3< 17'9 x 9'7 (4.34m< 5.41m x 2.92m)

PVCu sealed unit double glazed window to front, textured ceiling, E7 storage radiator.

BATHROOM

PVCu sealed unit double glazed window to rear, textured ceiling, fan assisted wall heater, white bathroom suite comprising, low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment, tiled to bath and shower and tiled splash back to sink and toilet.

OUTSIDE

Communal gardens

ON STREET PARKING

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.

FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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