



Brockenhurst Way, Bicknacre, Essex CM3 4XW
Price £230,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Presented to a high standard, this one bedroom home offers an ideal opportunity for first-time buyers or those looking to downsize.

The property has undergone various improvements and is ready to move straight into, benefiting from gas central heating and well-proportioned accommodation. The modern kitchen is fitted with contemporary units and includes an oven and hob, creating a practical and stylish space for everyday living.

Externally, there is a private driveway and allocated parking, providing convenient off-road parking.

Situated within a popular village location, the property enjoys easy access to local shops and amenities, along with the highly regarded White Elm Garden Centre, complete with tea room, butchers, greengrocers, and even a charming petting farm – perfect for relaxed weekends close to home.

Early viewing is highly recommended to fully appreciate all this delightful home has to offer. Energy rating C.



APPROXIMATE ROOM SIZES

FIRST FLOOR

Bedroom 15'7 > 10' x 10' (4.75m > 3.05m x 3.05m)

Bathroom

GROUND FLOOR

Entrance Porch

Open Plan Lounge Kitchen 15'7 x 13'7 (4.75m x 4.14m)

EXTERIOR

Front

Garden with driveway providing parking for one vehicle. The vendor informs us there is an additional parking space.

Agents Notes, Money Laundering & Referrals

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.





Ground Floor

Approx. 225.8 sq. feet



First Floor

Approx. 206.6 sq. feet



Total area: approx. 432.4 sq. feet

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