



40 Holkham Avenue, South Woodham Ferrers, Essex CM37AU Price £310,000

NO CHAIN SALE. Situated in an enviable location adjacent to Franklin Fields, this two bedroom home boasts good size bedrooms, the entrance hall gives lead to the fitted kitchen with oven and hob, separate 18' lounge/diner which overlooks the secluded westerly facing rear garden. Garaging is provided for one car in a block plus additional parking space. Tenure Freehold. EPC Rating: C. Council Tax Band: C.



ACCOMMODATION

FIRST FLOOR

LANDING

Textured and covered ceiling, access to loft space, cupboard housing gas boiler serving hot water and heating system, doors to:

BATHROOM

Textured and covered ceiling, extractor fan, radiator, white suite comprising, Low level WC, pedestal wash hand basin, panel enclosed bath with mixer taps, electric shower over, tiled to visible walls and floor, shaver point.

BEDROOM 11 x 9'9 (3.35m x 2.97m)

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

BEDROOM 11 x 11'4 max (3.35m x 3.45m max)

PVCu sealed unit double glazed window to front, textured and covered ceiling, radiator, wardrobe to remain.

GROUND LOOR

Composite half sealed unit double glazed entrance door to:

HALL

Textured and covered ceiling, laminate flooring, understairs cupboard, doors to:

KITCHEN 11'3 x 7'7 (3.43m x 2.31m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, fitted kitchen with white units comprising, single drainer stainless steel sink unit with mixer taps inset to work surface with cupboards and storage space under with plumbing for washing machine, adjacent work surface with drawers and cupboards under, inset 4 ring gas hob, oven under and extractor fan over, triple base unit, 6 wall cupboards and tiling to the backs of the work surfaces.

LOUNGE DINER 17'6 x 11 (5.33m x 3.35m)

PVCu sealed unit double glazed French doors and side lights to rear garden, textured and covered ceiling, radiator, TV point, part panelling to one wall, stairs rise to first floor.

OUTSIDE

FRONT

Allocated parking space.

GARAGE IN BLOCK

Up and over door, eves storage.

REAR GARDEN

Westerly facing, secluded garden, decked area to lawn with shrub border, rear access gate.

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.



TOTAL FLOOR AREA: 473 sq ft (43.5 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors or omissions. The actual area may vary slightly from the above. We do not warrant the accuracy of the above information. The actual area may vary slightly from the above. We do not warrant the accuracy of the above information.

