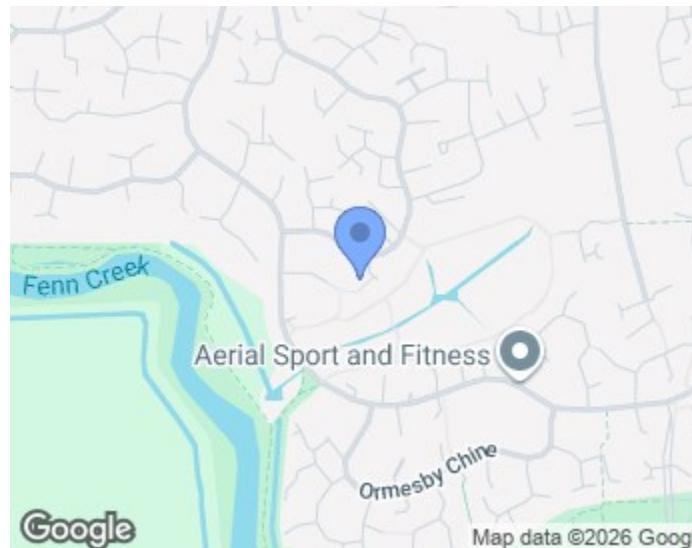


25 Tighfield Walk, South Woodham Ferrers, Essex CM3 5ZS

TO BE SOLD WITH NO CHAIN. 2 Bedroom end semi, situated in a lovely location with secluded sunny garden. The accommodation boasts fitted wardrobes in the main bedroom, refitted white bathroom suite, refitted high gloss white kitchen with some appliances to remain, lounge with patio doors opening out on to the secluded rear garden and decking, directly to the rear of the property is a single garage with light and power connected all with gas heating via a 'Combi' boiler, PVCu windows and doors, smooth plaster ceiling and a very good standard of decorative presentation. Tenure: Freehold. Council Tax Band: C. EPC Rating: C. MUST BE SEEN.



Price £310,000

ACCOMMODATION

FIRST FLOOR

LANDING

Smooth plaster ceiling, access to loft space with boarding, housing gas 'Combi' boiler serving heating and hot water, doors to:

BEDROOM 1 11'9 x 10'6 (3.58m x 3.20m)

PVCu sealed unit double glazed windows to rear, smooth plaster ceiling, radiator, fitted wardrobes to one wall and chest of drawers.

BEDROOM 2 8'3 x 7'9 (2.51m x 2.36m)

PVCu sealed unit double glazed windows to front, smooth plaster ceiling, radiator, dimmer switch, airing cupboard/wardrobes.

BATHROOM

Obscure PVCu sealed unit double glazed windows to rear, smooth plaster ceiling, heated chrome ladder towel rail, LED lighting, extractor fan, refitted white suite comprising, low level WC, pedestal wash hand basin, bath with electric shower over and glazed shower screen, tiled to visible walls and floor.

GROUND FLOOR

PVCu sealed unit double glazed entrance door to:

LOUNGE 15'4 x 11'9 (4.67m x 3.58m)

PVCu sealed unit double glazed square bay window to front, PVCu sealed unit double glazed sliding patio doors to garden, smooth plaster ceiling, radiator, TV point, dimmer switch, wood laminate flooring. arch to:

KITCHEN 8'8 x 7'10 (2.64m x 2.39m)

PVCu sealed unit double glazed window to front, plantation shutters, smooth plaster ceiling, stairs rise to first floor, refitted white high gloss kitchen units comprising, stainless steel circular sink bowl and mixer taps inset to work surface, with cupboard and space for washing machine under, adjacent work surface, drawers and cupboards under, inset 4 ring ceramic hob, oven under and extractor fan over, stainless steel splash back, work surface with drawers, cupboards and Beko dishwasher to remain,

worksurface with component fridge and freezer to remain under, 6 wall cupboards, pelmet lighting, tiled to the backs of worksurfaces and tiled visible floor.

OUTSIDE

FRONT

Low maintenance pebbles, PVCu picket fence and side access to garden.

REAR

Secluded garden. Decked patio sun terrace leading to lawn, rear access gate to garage, wall to flank.

GARAGE

Up and over door, eves storage space light and power.

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.

- NO CHAIN
- 2 BEDROOMS
- WHITE BATHROOM SUITE
- WHITE HIGH GLOSS KITCHEN
- LOUNGE
- SECLUDED GARDENS
- PVCU GLAZING & GAS HEATING
- HIGH DECORATIVE STANDARD
- FREEHOLD. C/TAX C. EPC C.
- LOVELY LOCATION

