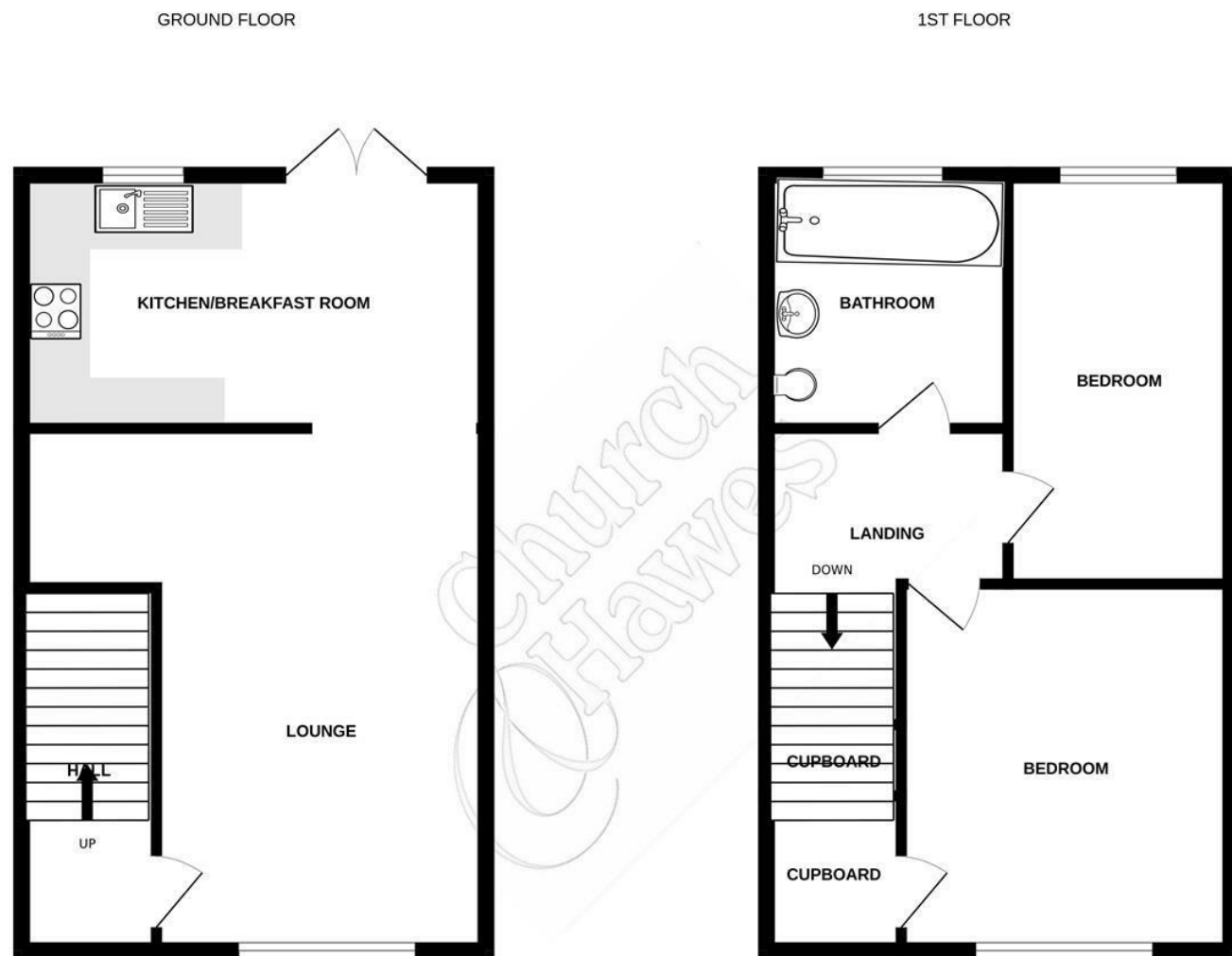
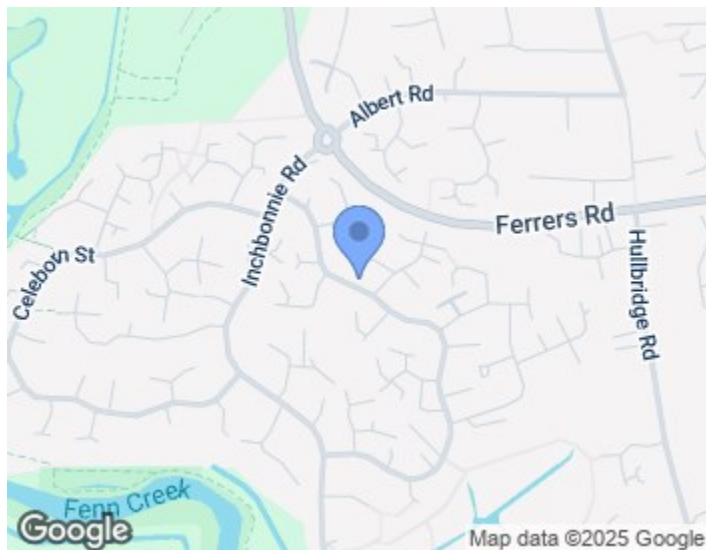




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



41 Gandalfs Ride, South Woodham Ferrers, CM3 5WX

TO BE SOLD WITH NO ONWARD CHAIN. 2 Bedroom house with GARAGE and driveway, features include built in wardrobes in the main bedroom, refitted white bathroom suite, entrance hall, lounge, refitted grey designer kitchen/diner all with smooth plaster ceilings throughout, gas heating via a 'combi' boiler and replacement PVCu windows and doors. MUST BE SEEN. Tenure Freehold, Council Tax Band: C. EPC Rating: C.

Price £300,000

ACCOMMODATION

FIRST FLOOR

LANDING

Smooth plaster ceiling, access to loft space, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED lighting, heated chrome ladder towel rail, tiled visible walls in white, refitted white suite comprising, low level WC, vanity wash hand basin, bath with mixer tap, shower over and glazed shower screen, shaver point, extractor fan.

BEDROOM 1 11'11 x 8'10 (3.63m x 2.69m)

PVCu sealed unit double glazed captains bay window to front, smooth plaster and coved ceiling, LED lighting, radiator, built in wardrobes

BEDROOM 2 9'6 x 5'10 (2.90m x 1.78m)

PVCu sealed unit double glazed widow to rear, smooth plaster and coved ceiling, LED lighting, radiator.

GROUND FLOOR

Half obscure sealed unit double glazed composite door to:

HALL

Smooth plaster ceiling, stairs rise to first floor, door to:

LOUNGE 12'8 x 12'1 < 8'11 (3.86m x 3.68m < 2.72m)

PVCu sealed unit double glazed widow to front, smooth plaster and coved ceiling, LED lighting, radiator, TV point, open to:

KITCHEN DINER 12 x 9'1 (3.66m x 2.77m)

PVCu sealed unit double glazed widow to rear, PVCu sealed unit double glazed French doors to garden, smooth plaster and coved ceiling, LED lighting, cupboard concealing gas boiler serving heating ad hot water. Refitted grey woodgrain designer kitchen comprising, single drainer stainless steel sink unit with mixer taps inset to worksurface with cupboard

and storage space under with plumbing for washing machine, adjacent work surface with inset 4 ring electric hob, with oven under and stainless steel extractor fan over, base and drawer unit, 5 wall cupboards, tiled to the rear of worksurfaces.

OUTSIDE

FRONT

Block paved.

GARAGE & DRIVEWAY

REAR GARDEN

Paved patio to lawn, outside tap and light.

AGENTS NOTE

he housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- 2 BEDROOMS
- REFITTED WHITE BATHROOM SUITE
- ENTRANCE HALL
- LOUNGE
- REFITTED KITCHEN
- PVCu WINDOWS & DOORS
- NO CHAIN SALE
- GARAGE & DRIVEWAY
- GAS HEATING
- FREEHOLD. EPC: C. C/TAX: C.

