



TWO BEDROOM HOUSE

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



## 104 Culver Rise, South Woodham Ferrers, CM3 5WG

Beautifully presented two bedroom semi detached house conveniently situated within close walking distance to the town centre, Clements Creek & Compass gardens. This particular home benefits from having a modern fitted kitchen, refitted shower room, lounge with adjoining conservatory, PVCu double glazed windows and doors plus gas fired central heating (boiler installed 2023). Externally the home offers a good size secluded rear garden with private decking area. plus garage and driveway parking for two vehicles. Tenure: Freehold - Council tax band: C - EPC rating: D

Price £335,000

## GROUND FLOOR

PVCu double glazed door into: -

## ENTRANCE HALL

Stairs to first floor with cupboard under, laminate floor, radiator, archway to: -

## KITCHEN 11'3" x 5'10" (3.43m x 1.78m)

Dual aspect room with PVCu double glazed windows to front and side elevations, white high gloss eye and base level units, laminate work surface with laminate splashbacks, stainless steel single drainer sink unit with mixer tap, integrated oven and hob with extractor hood over, integrated washing machine, fridge and freezer, concealed gas central heating boiler installed 2023, coved cornice to smooth ceiling with inset spotlights, laminate floor.

## LOUNGE 13'4" x 11'10" (4.06m x 3.61m)

Radiator, feature fireplace with raised hearth, coved cornice to smooth ceiling with inset spotlights, double width opening to: -

## CONSERVATORY 10' x 10' (3.05m x 3.05m)

Brick built dwarf walls, PVCu double glazed windows to three elevations, PVCu double glazed French style doors, radiator, laminate floor.

## FIRST FLOOR

### LANDING

Access to loft.

## BEDROOM ONE 9' x 9'9" (2.74m x 2.97m)

PVCu double glazed window to rear, range of fitted wardrobes to one wall comprising three double wardrobes, coved cornice to ceiling, radiator.

## BEDROOM TWO 8'8" x 9'2" (2.64m x 2.79m)

PVCu double glazed Oriel bay window to front, built-in double wardrobe also built-in airing cupboard housing hot water cylinder, radiator, coved cornice to ceiling.

## SHOWER ROOM

PVCu obscure double glazed window to side, modern shower room comprising 1000mil shower unit with glazed screen doors, wash hand basin with cupboard under, back to wall w.c., tiled to walls.

## EXTERIOR

### REAR GARDEN 30' x 30' plus side deck (9.14m x 9.14m plus side deck)

Secluded rear garden, mainly laid to lawn with private side deck. Established shrub and flower boarders, courtesy door to garage, gate providing access to double driveway.

## GARAGE

Up and over door, light and power.

## FRONT

Double width brick block drive., lawn, shrub and flower beds.

## AGENTS NOTE

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 enquiries 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.

- TWO BEDROOM SEMI DETACHED HOUSE
- LOUNGE WITH FEATURE FIREPLACE
- MODERN SHOWER ROOM
- PVCU CONSERVATORY
- WHITE HIGH GLOSS KITCHEN
- ENTRANCE HALL
- PVCU D/GLAZED WINDOWS
- GAS CENTRAL HEATING (BOILER INSTALLED 2023)
- GARAGE & DRIVEWAY PARKING FOR TWO VEHICLES
- FREEHOLD - COUNCIL TAX BAND C EPC RATING D

