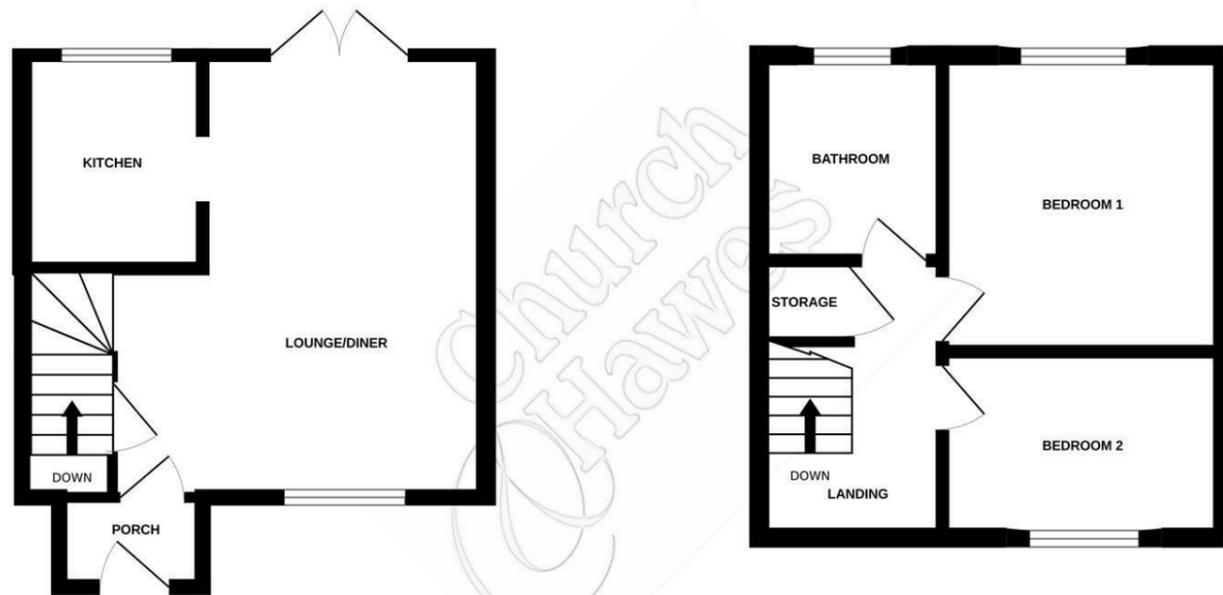


GROUND FLOOR

1ST FLOOR



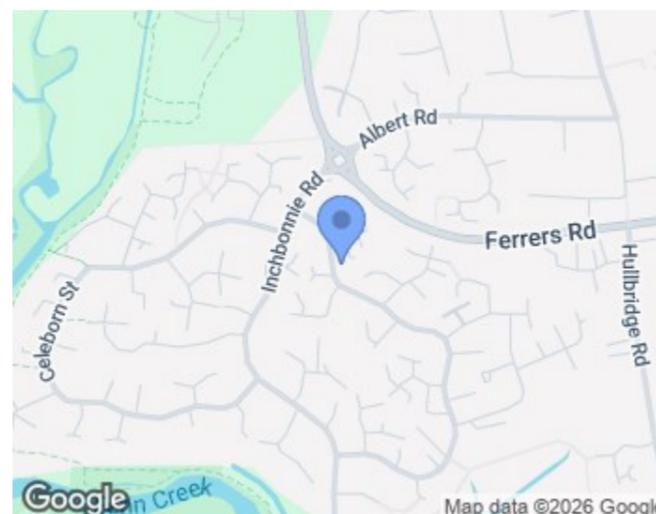
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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21 Gandalfs Ride, South Woodham Ferrers, Essex CM3 5WX

NO CHAIN SALE. Impeccably presented having been recently redecorated and refurbished internally. This two bedroom mid terraced home offers many fine features to include sealed unit PVCu double glazed windows, refitted modern white high gloss kitchen, refitted white family bathroom, entrance porch, generous sized lounge/diner overlooking the rear garden with decking and artificial lawn. gas radiator heating. Externally, there is parking for two cars via the brick block paved driveway. Council tax band: C. EPC Rating C. Tenure: Freehold. If you are looking for a home you can move in to and enjoy, look no further! Act now to avoid disappointment.

Price £315,000



FIRST FLOOR

LANDING

Coved cornice to smooth plaster ceiling with inset low voltage downlights, access to part boarded loft space, airing cupboard doors to: -

BEDROOM 1 11'0" x 10'1" (3.35 x 3.07)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling with LED downlighting, radiator, TV point.

BEDROOM 2 10'11" x 7'1" (3.33 x 2.16)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling LED downlights, radiator, TV point.

FAMILY BATHROOM

Obscure PVCu double glazed window to rear, coved cornice to smooth plaster ceiling with LED downlights, chrome heated ladder towel rail radiator, refitted three piece white suite comprising dual flush low level w.c., pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap, electric shower over and glazed shower screen, tiled to visible walls and floor.

GROUND FLOOR

Composite entrance door to: -

PORCH

Coved cornice to smooth plaster ceiling, door to: -

LOUNGE/DINER 17'9" x 14'5" < 10'3" (5.41 x 4.39 < 3.12)

Dual aspect, sealed unit PVCu double glazed window to front, sealed unit PVCu double glazed French doors to rear garden, coved cornice to smooth plaster ceiling with LED downlights, stairs rising to first floor with cupboard under, TV and telephone points, 2 radiator, LBT flooring, door to: -

KITCHEN 7'11" x 6'8" (2.41 x 2.03)

Sealed unit PVCu double glazed window to rear, coved cornice to smooth plaster ceiling with LED downlights, cupboard concealing wall mounted gas boiler serving domestic hot water and heating, refitted range of white high gloss eye and base level units comprising one and a half stainless steel sink

drainer with spray wash mixer tap inset to rolled edge work surface with cupboards under, space and plumbing for washing machine, 2 adjacent base units form cooker recess, with Indesit cooker to remain, stainless steel and glass extractor hood over, further work surface with cupboard under, space for fridge freezer, 5 eye level cupboards, aqua board splash backs to work surface.

EXTERIOR

FRONT: Block paved driveway parking for two cars, outside storage with meters, outside light.

REAR: Large decked patio directly to the rear, artificial lawn and decked rear sun/BBQ terrace, outside lights and power sockets.

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.

- EPC: C TENURE: FREEHOLD. C/TAX: C
- TWO BEDROOMS
- REFITTED WHITE FAMILY BATHROOM
- REFITTED WHITE HIGH GLOSS KITCHEN
- GENEROUS SIZED LOUNGE/DINER
- DECKED AND ARTIFICIAL LAWN REAR GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- PVCU WINDOWS & GAS HEATING
- NO CHAIN SALE
- RECENTLY REFURBISHED AND REDECORATED

