

[www.churchandhawes.com](http://www.churchandhawes.com)

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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



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

### Price £170,000

TO BE SOLD WITH NO UPWARD CHAIN. Located conveniently for the town centre, yet still accessible to the rail station this One bedroom ground floor maisonette benefits from its own garden front and rear, allocated parking, PVCu windows, shower room with white suite, fitted kitchen with white goods to remain, bedroom with built in wardrobes, plus additional internal storage cupboards,  
Tenure: Leasehold Apx 994 years remaining. Ground Rent: Peppercorn (Zero) Maintenance: Owners responsibility.  
Council Tax Band: A. EPC Rating: C





## ACCOMMODATION

Entered via solid door into lounge

### LOUNGE 14' x 10'10"<10'5" (4.27m x 3.30m<3.18m)

PVCu double glazed window to front elevation, wall mounted storage heater, door leading to inner hallway

### INNER HALLWAY

Large walk in storage area with power connected, further built in cupboard, built in airing cupboard housing hot water cylinder, doors to all rooms

### WET ROOM

White suite comprising wash hand basin, low level w.c, shower area, fully tiled to walls with latex flooring, wall mounted heater.

### BEDROOM 10' x 9' (3.05m x 2.74m)

PVCu double glazed window to rear elevation, large deep double wardrobe

### KITCHEN 10'x 5'7" (3.05mx 1.70m)

PVCu double glazed window to rear elevation, also PVCu double glazed door leading out to rear garden. Eye & base level units, laminate work surfaces with inset stainless steel sink unit, integrated electric oven, inset electric hob, plumbing for washing machine.

## EXTERIOR

### REAR GARDEN 15'x 14' (4.57mx 4.27m)

Perimeter fencing, gate to rear parking area

## ALLOCATED PARKING

## AGENTS NOTES

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.

