



## 96 Gandalfs Ride, South Woodham Ferrers, Essex CM3 5WS

**£220,000**

NO CHAIN SALE. 2 GARAGES!! One bedroom, first floor maisonette with balcony offering entrance hall, lounge with patio doors leading to balcony, fitted kitchen with white high gloss units and refitted white bathroom suite, all with gas heating and PVCu windows. Call now to arrange a viewing. Council Tax Band: A. Tenure: Freehold. EPC Rating D.



## FEATURES

FIRST FLOOR MAISONETTE  
ENTRANCE HALL  
BEDROOM 16' X 9'  
RECENTLY FITTED BATHROOM SUITE  
LOUNGE 12'4" X 11'4" WITH DOORS TO BALCONY  
FITTED KITCHEN 10' X 7'6" WITH WHITE HIGH GLOSS UNITS

## ACCOMMODATION

Composite entrance door to

### HALL

Textured and coved ceiling, stairs rise to first floor.

### LOUNGE 12'4" x 11'4" (3.76m x 3.45m)

Sealed unit double glazed sliding patio doors to balcony, textured and coved ceiling, radiator, TV point, laminate flooring arch to kitchen

### BALCONY

Outside light, artificial grass, access to loft.

### KITCHEN 10' x 7'6" (3.05m x 2.29m")

PVCu sealed unit double glazed window to front, textured and coved ceiling, wood flooring, white high gloss refitted kitchen, comprising: single drainer stainless steel sink unit with mixer taps inset to work surface with draws and cupboards under, 2 adjacent work surfaces with drawers, cupboards and storage space under, 4 wall cupboards 2 of which have glass display doors, tiled splash backs to the rear of the worksurfaces. Door to:

### BEDROOM 16' x 9' (4.88m x 2.74m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, built in cupboard housing gas 'Combi' boiler serving heating and hot water. Door to ensuite bathroom.

### ENSUITE BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED lighting, heated chrome ladder towel rail, refitted white bathroom suite comprising: Low level WC, pedestal was hand basin, bath with mixer taps and separate shower over and glazed shower screen, tiled to visible walls and floor.

### OUTSIDE

### 2 GARAGES

2 Up and over doors, light and power.

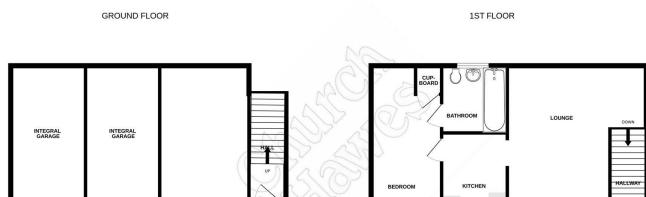
### AGENTS NOTE

Agents Note & Money Laundering & Referrals

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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.



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