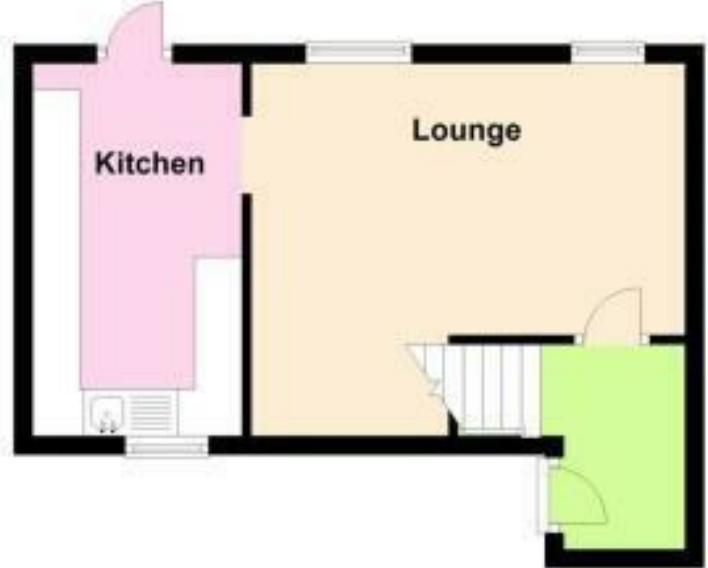


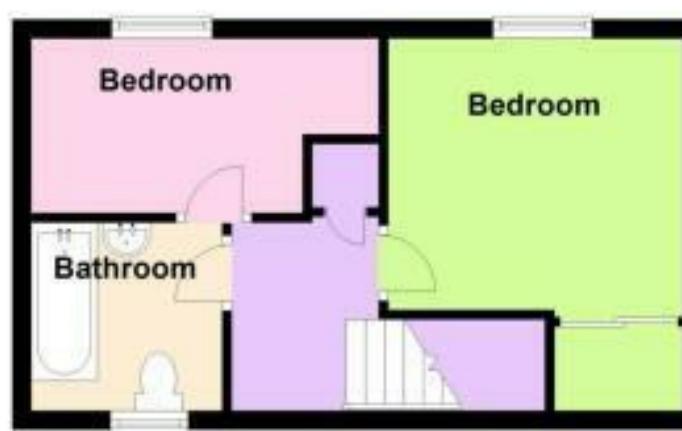
## Ground Floor

Approx. 312.0 sq. feet



## First Floor

Approx. 295.3 sq. feet



Total area: approx. 607.3 sq. feet

Produced by Property Trader 01245 323355 Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Plan produced using PlanUp.

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

19 Reeves Way, South Woodham Ferrers,

Essex, CM3 5XF

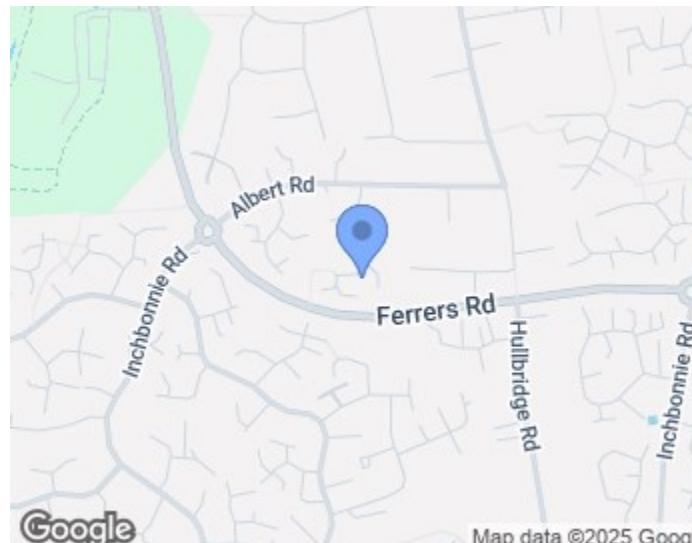
Tel: 01245 329429

swf@churchandhawes.com



## 17 Coburg Place, South Woodham Ferrers, CM3 5LY

Situated in a popular residential turning, convenient for the local rail station, primary school and easily accessible to the town centre. This Two bedroom house is designed specifically to enjoy the South facing rear garden with the main windows facing to the rear. The accommodation includes fitted wardrobes in the principle bedroom, family bathroom with white suite, entrance hall, lounge diner and fitted kitchen with white colonial style units, heating and hot water is provided via a gas 'combi' boiler with PVCu windows to compliment. Externally the secluded rear garden boasts a southerly aspect and there is off road parking and visitors parking. EPC rating: C. Council tax band: B. Tenure: Freehold.



Price £295,000

## FIRST FLOOR

### LANDING

PVCu sealed unit double glazed window to front, smooth plaster ceiling, access to loft space, airing cupboard, doors to:

### BEDROOM 1 10'7" x 9'10" (3.23m x 3.00m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator, fitted wardrobes housing 'combi' gas serving heating and hot water.

### BEDROOM 2 12' x 6'3" (3.66m x 1.91m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator.

### BATHROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, extractor fan, radiator, white suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and mixer shower over, tiled to shower area, and tiled splashbacks.

### GROUND FLOOR

Obscure strip glazed entrance door to: -

### HALL

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

### LOUNGE 15'2" x 9'3" <13' (4.62m x 2.82m <3.96m)

Two PVCu sealed unit double glazed windows to rear, smooth plaster ceiling, radiator, TV point, arch to:

### KITCHEN 13' x 7'3" (3.96m x 2.21m)

PVCu sealed unit double glazed window to front, half PVCu sealed unit double glazed door to garden, smooth plaster ceiling, radiator, refitted white colonial style kitchen comprising single drainer stainless steel sink unit with drawer and cupboard under, adjacent work surface with drawers and cupboard and storage space under, plumbing for a washing machine, extending to breakfast bar, further work surface with cupboards under, inset four ring gas hob and electric oven under, four wall cupboards.

### EXTERIOR

### FRONT

Laid to lawn, external storage cupboard.

### REAR

Secluded garden commencing with the patio leading to the lawn, south facing.

### PARKING

In car park nearby with additional visitors parking.

### 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.

- 2 BEDROOMS
- WHITE BATHROOM
- LOUNGE DINER
- WHITE KITCHEN UNITS
- GAS HEATING & PVCu GLAZING
- SECLUDED SOUTHERLY REAR GARDEN
- PARKING
- CONVENIENT FOR RAIL STATION
- FREEHOLD
- EPC: C. C/TAX: B.

