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Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents



14 Spencer Court, South Woodham Ferrers, Essex CM3 5WQ

Offers in excess of £300,000

An EXTENDED well-presented two-bedroom house conveniently situated close to town centre, shops & schools. Featuring a spacious entrance hall, modern fitted kitchen, good size lounge with adjacent dining room. The first floor offers two comfortable bedrooms plus re fitted bathroom suite. Externally the property features a pleasant well tended rear garden which provides access to the garage and allocated car parking space. With PVCu double glazing and gas fired central heating this particular property would be perfect for first time buyers or equally someone looking to downsize. Freehold, Council tax band B. EPC rating C.



GROUND FLOOR

Entered via PVCu double glazed door into: -

ENTRANCE HALL

Stairs to first floor, double radiator, laminate floor, understair cupboard.

KITCHEN 11' x 5'10" (3.35m x 1.78m)

PVCu double glazed window to front, eye and base level units, laminate work surface, tiled splashbacks, stainless steel single drainer sink unit with mixer tap, integrated electric oven, ceramic hob, extractor hood, space for fridge/freezer, plumbing for washing machine, ceramic tiled floor.

LOUNGE 13'9" x 11'10" (4.19m x 3.61m)

Coved cornice to smooth ceiling, open plan: -

DINING ROOM 10'5" x 8'3" (3.18m x 2.51m)

PVCu double glazed French doors to rear garden, radiator, laminate floor, two velux windows.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE 8'11" x 11'9" (2.72m x 3.58m)

PVCu double glazed window to rear, radiator.

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

PVCu double glazed Oriel bay window, built-in wardrobe housing gas central heating boiler, built-in airing cupboard, smooth ceiling.

BATHROOM

Three piece white suite comprising panel enclosed bath with power shower over, wash hand basin with cupboard, low level w.c., fully tiled to walls and floor, extract fan, chrome heated towel rail.

EXTERIOR

REAR GARDEN 40' (12.19m)

Paved patio with remainder laid to lawn, gate to side leading to garage and car parking.

GARAGE

Up and over door with loft storage.

ALLOCATED PARKING SPACE

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, external rooms and any other rooms are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not to be relied upon and no guarantee is given for their operation or efficiency over the years.
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