

www.churchandhawes.com

19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF

Tel: 01245 329429

swf@churchandhawes.com

Church & Hawes

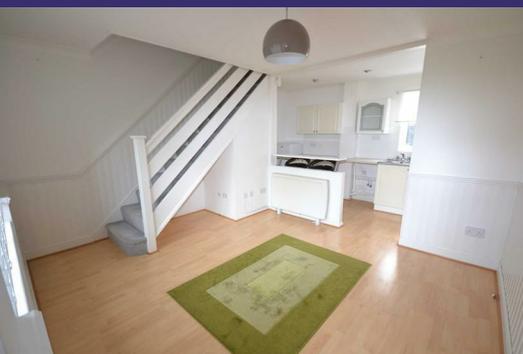
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



59 Melville Heath, South Woodham Ferrers, CM3 5FT Price £160,000

One bedroom starter home offered for sale with no onward chain. featuring lounge with semi open plan fitted kitchen, double bedroom & bathroom. other features include PVCu double glazed windows, electric heating, eternally the home offers allocated car parking, additional visitor parking plus communal landscaped gardens. The owner has informed us he intends to renew the lease for the new owner at his expense so as to increase it from the current 82 years to 171 years. Council tax band B. EPC rating D



GROUND FLOOR

PVCu door to: -

LOUNGE 13' x 10'8" (3.96m x 3.25m)

PVCu double glaze window to front, laminate floor, wall mounted electric storage heater, semi-open plan to:

KITCHEN 13' x 5'3" (3.96m x 1.60m)

PVCu double glazed window to rear, understair cupboard, space for cooker, laminate work surface, plumbing for washing machine, inset stainless steel single drainer sink unit, mixer tap.

FIRST FLOOR

LANDING

Access to loft, built-in airing cupboard.

BEDROOM 13' x 10'6" (3.96m x 3.20m)

PVCu double glazed window to front.

BATHROOM

PVCu double glazed window to rear, three piece white suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c., half height tiling to walls.

EXTERIOR

ALLOCATED PARKING SPACE

AGENTS NOTE

Agents Note & Money Laundering & Referrals

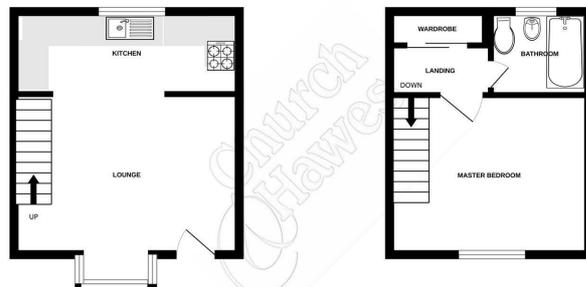
AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore 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.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and the plot area are approximate and do not necessarily conform to any one particular set of standards. The services, systems and appliances shown have not been tested and no guarantee is given in respect of efficiency or fitment.
Map data ©2026 Google

