



Merryfields Marks Farm Lane, Rettendon Common, Chelmsford, CM3 8HF

Offered for sale by informal tender.

TWO BEDROOM DETACHED BUNGALOW SET ON A PLOT MEASURING 135FT X 50FT IN NEED OF REFURBISHMENT/RENOVATION. situated within the semi rural location of Rettendon Common proving easy access to A130 Chelmsford-Southend with RHS Hyde Hall & Rettendon primary school conveniently located close by.

The property consists of spacious lounge, two double bedrooms, kitchen, bathroom plus lean to, set within the rear garden a detached garage.

Freehold, Council tax band C. EPC rating tbc.



ACCOMODATION

Entered via solid door into entrance hall

ENTRANCE HALL

Door leading into lounge

LOUNGE 16'5 x 11'5 (5.00m x 3.48m)

Dual aspect room with two double glazed windows to both front & side elevations,

BEDROOM ONE 12'1 x 11'4 (3.68m x 3.45m)

Two double glazed windows to front & side elevations, wall mounted electric storage heater.

BEDROOM TWO 11'7 x 10'7 (3.53m x 3.23m)

Double glazed window to rear elevation, wall mounted electric storage heater.

BATHROOM

Three piece white suite comprising enclosed bath, pedestal wash hand basin, low level w.c majority tiled with window to rear.

KITCHEN 12'4 x 11'2 (3.76m x 3.40m)

Double glazed window to side elevation, eye & base level units, laminate work surfaces, stainless steel single drainer sink unit, space for cooker with extractor hood over, wall mounted electric storage heater, built in airing cupboard housing hot water cylinder, door to lean to.

LEAN TO 29' x 7'3 (8.84m x 2.21m)

double glazed to three elevations, wall mounted stainless steel sink unit with cupboard under, door leading to rear garden.

EXTERIOR 135

Lawn to front elev

GARAGE

Up and over door

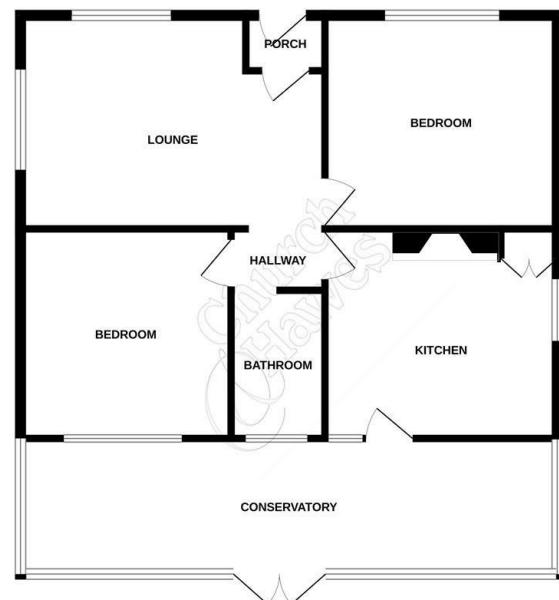
AGENTS NOTE: Agents Note & Money Laundering & Referrals

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
844 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

