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Plan produced using PlanUp.

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## 67 Hallowell Down, South Woodham Ferrers, Essex CM3 5GZ

Delightful, immaculately presented two bedroom house situated within a pleasant cul de sac setting, convenient for the town center. This particular property has been extended to the rear to provide the addition of a dining room, other features include, re-fitted kitchen, lounge and dining room, master bedroom with built in storage, modern fully tiled white bathroom, PVCu double glazed windows and doors, gas fired heating with a 'combi' boiler. Externally the property benefits from a low maintenance paved rear garden with direct access to the allocated parking to the rear, plus additional front drive way parking. Tenure Freehold. Council Tax band C. EPC Rating D.



**Price £300,000**

## FIRST FLOOR

### LANDING

Coved to ceiling, access to loft, doors to all first floor rooms.

### BEDROOM ONE 10'7 x 9 (3.23m x 2.74m)

PVCu double glazed window to rear elevation, radiator, coved to ceiling, built in double storage.

### BEDROOM TWO 8'3 x 7'7 (2.51m x 2.31m)

PVCu double glazed window to front elevation, radiator, coved to smooth plaster ceiling.

### BATHROOM

Obscure double glazed PVCu window to front elevation. smooth plaster ceiling, chrome heated ladder towel rail, extractor fan, LED lighting. Modern re-fitted white three piece suite comprising panel enclosed bath with split shower over, vanity wash hand basin with cupboard under, low level w.c, fully tiled to visible walls & floor.

### GROUND FLOOR

Half PVCu double glazed entrance door, leading to hall way.

### HALLWAY

Laminate flooring, radiator, two cupboards, door into lounge.

### LOUNGE 12 x 13'10<10'2 (3.66m x 4.22m<3.10m)

Radiator, coved to ceiling. stairs rise to first floor, TV point, open plan to dining room, entrance to kitchen.

### KITCHEN 9'7 x 5'2 (2.92m x 1.57m)

PVCu double glazed window to front elevation, refitted white colonial style kitchen units comprising, eye & base level units, laminate work surfaces with stainless steel single drainer sink unit, mixer tap, integrated gas hob with extractor hood over and oven under, plumbing for washing machine, space for fridge freezer, ceramic tiled splash backs, cupboard concealing gas 'combi' boiler serving heating and hot water, serviced annually.

### DINING ROOM 11'7 x 7'2 (3.53m x 2.18m)

PVCu double glazed window & door to rear garden,

laminate flooring, radiator, coved to smooth plaster ceiling.

### EXTERIOR

#### REAR GARDEN

Majority paved with shrub boarders, timber shed with power connected fridge freezer to remain, gate leading to rear parking area.

#### FRONT

Allocated car parking.

#### 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.

- TWO BEDROOMS
- MODERN RE-FITTED KITCHEN
- LOUNGE
- DINING ROOM
- PVCu DOUBLE GLAZED WINDOWS & DOORS
- GAS FIRED HEATING
- TWO ALLOCATED CAR PARKING SPACES
- ENCLOSED PAVED REAR GARDEN
- ENTRANCE HALL
- FREEHOLD. EPC: D. C/TAX: C.

