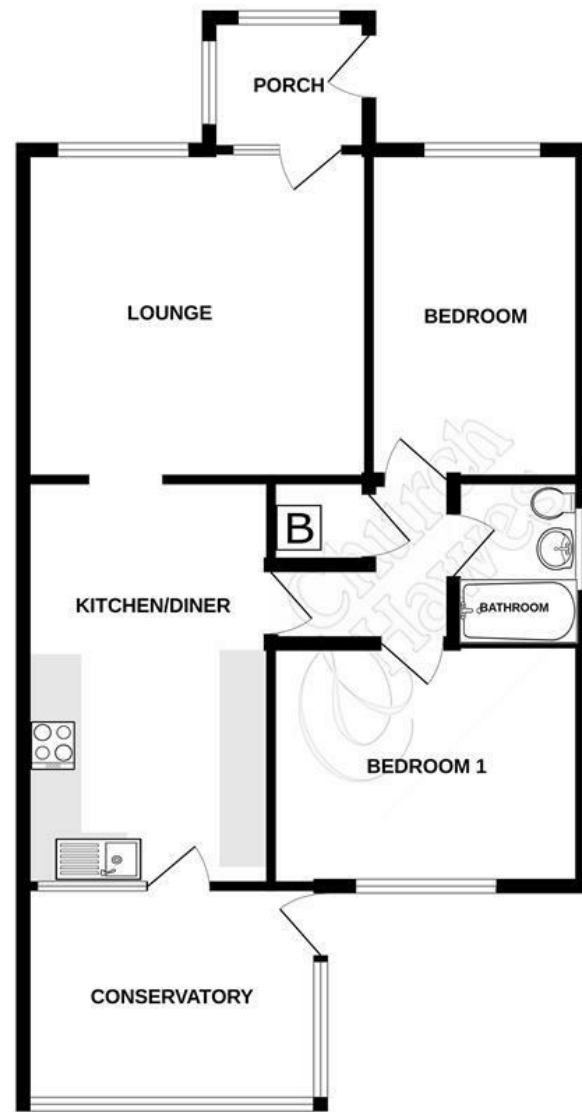


GROUND FLOOR



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 as to their operability or efficiency can be given.  
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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 76 Longfield Road, South Woodham Ferrers, Essex CM3 5JL

Offered for sale with no onward chain - a deceptively spacious two bedroom semi-detached bungalow situated within easy walking distance of local shops, town centre, bus stop and railway station, built by the ever popular Messrs. 'Gough Cooper' offering entrance porch, lounge and good size newly fitted kitchen diner, matt grey units and contrasting worksurfaces with integrated oven and hob, bathroom with 3 piece white suite, newly constructed PVCu double glazed conservatory overlooking the secluded rear garden with newly laid patio, driveway and parking 3-4 cars and garage. All with PVCu windows and doors, gas heating and hot water via a 'combi' boiler, redecorated and newly laid floor coverings throughout. Walk in sit down and enjoy this delightful bungalow with an as new feel! Council Tax Band: C. EPC: C Tenure Freehold.

**O.I.R.O £400,000**



ACCOMMODATION

Composite sealed unit double glazed entrance door to:

PORCH

Obscure PVCu sealed unit double glazed windows to front and side, laminate flooring, obscure glazed PVCu entrance door and sidelight giving access to:-

LOUNGE 14'0" x 13'0" (4.27 x 3.96)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, TV point, feature fireplace, laminate flooring, arch to:

KITCHEN/DINER 17'1" x 9'10" (5.21 x 3.00)

PVCu sealed unit double glazed window and door to conservatory, smooth plaster ceiling, radiator, newly fitted Howdens matt grey fitted kitchen units with contrasting worksurfaces, comprising single drainer stainless steel sink unit with mixer taps inset to work surface with cupboards under, adjacent work surface with drawers and cupboards under, inset 4 ring electric hob, oven under and stainless steel extractor fan over, glass splash back, quadruple base unit, floor to ceiling larder cupboard, matching worksurface upstands, door to inner hall.

CONSERVATORY 11 x 9 (3.35m x 2.74m)

Newly erected PVCu double glazed conservatory with polycarbonate roof, door to rear garden, plumbing for washing machine.

INNER HALL

Textured ceiling, access to loft space via ladder, airing cupboard housing gas 'Combi' boiler serving heating and hotwater, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to side, textured ceiling, radiator, white suite comprising low level w.c., wash-hand basin, bath with mixer taps, electric shower over and glazed shower screen,tiled to visible walls and floor.

BEDROOM 1 10'5" x 11'7" (3.18 x 3.53)

PVCu sealed unit double glazed window to rear, smooth plaster and coved cornice toceiling, radiator.

BEDROOM 2 13'5" x 8'7" (4.09 x 2.62)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator.

EXTERIOR

FRONT

Tarmac driveway and parking 3/4 cars, low maintenance with paving and gravel, shrubs to front.

GARAGE

Up and over door, window to rear, door to rear, light and power, sectional construction.

REAR 40'0" x 30'0" (12.19 x 9.14)

Steps to newly laid patio extending to flank, remainder laid to lawn with flower and shrub borders, outside tap.

AGENTS NOTES

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 enquires 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 Vendors Agents CHURCH & HAWES 01245 329429 WE ARE OPEN Monday to Friday 9am-6pm Saturday 9am-5pm.

- TWO BEDROOMS
- NEW CONSERVATORY
- NEWLY FITTED KITCHEN/DINER
- LOUNGE
- BATHROOM WITH WHITE SUITE
- NEWLY DECORATED AND FLOOR COVERINGS
- PVCu GLAZING & GAS HEATING
- ENTRANCE PORCH
- NO CHAIN SALE
- FREEHOLD. C/TAX: C. EPC: C

