



## 18 Gold Berry Mead, South Woodham Ferrers, CM3 5WT

Price £245,000

Well presented one bedroom cottage style freehold starter home boasting sealed unit PVCu double glazed windows and doors, lounge/diner, beech style kitchen, champagne bathroom suite, allocated carport parking and enclosed rear garden with summer house and large deck with aluminium canopy over. This property would make a great first time or investment purchase. Council Tax Band B. EPC: D Tenure Freehold.



## ACCOMODATION

### FIRST FLOOR

#### LANDING

Textured ceiling, airing cupboard, doors to:

#### BEDROOM 12'10 x 11'11 < 8'7 (3.91m x 3.63m < 2.62m)

PVCu sealed unit double glazed cottage style dormer window front, textured ceiling, access to loft space with boarding.

#### BATHROOM

Obscure PVCu sealed unit double glazed window to rear, textured ceiling, tiled to visible floor, tiled to bath and shower and tiled splash back to sink, Champagne suite comprising Low level WC, vanity wash hand basin, panel bath with mixer tap and shower attachment.

### GROUND FLOOR

PVCu sealed unit double glazed entrance door to:

#### LOUNGE 13 x 11'11 (3.96m x 3.63m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, hard wood oak flooring, feature brick fire place with inset electric remote control fire, TV point, open tread stair case rises to first floor, open to:

#### KITCHEN 11'11 x 6'8 (3.63m x 2.03m)

PVCu sealed unit double glazed window and half PVCu sealed unit double glazed door to rear, textured and coved ceiling, quarry tiling to visible floor, refitted Beech style kitchen comprising: single drainer stainless steel sink unit with mixer taps inset to work surface, cupboard under and space with plumbing for washing machine, adjacent work surface, inset 4 ring gas hob, stainless steel extractor fan over and electric oven under, further work surface with drawers, cupboards and storage space under, 5 wall cupboards, pelmet lights and tiled splash backs to worksurface.

### OUTSIDE

Carport and parking space.

### FRONT GARDEN

Low maintenance.

### REAR GARDEN 50 (15.24m)

Decked patio to lawn with large stainless steel pergola/canopy over, shrub borders.

### SUMMER HOUSE

Bifold doors to a small deck, storage shed.

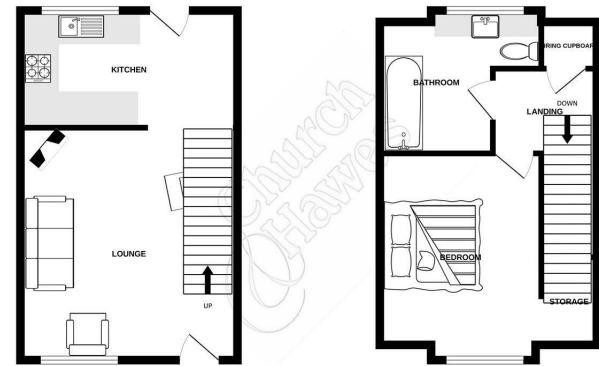
### AGENTS NOTE

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 him/herself 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. 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 enquiries 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 Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

GROUND FLOOR 1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any inaccuracies. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor reserves the right to make alterations to the property which have not been tested and the practitioner is to their own responsibility to verify the working order of any apparatus or equipment.

As to the operability or efficiency can be given.

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