



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 not 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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5 Orchid Place, South Woodham Ferrers, Essex CM3 5LQ

NO CHAIN SALE. Situated in an established residential cul-de-sac location, convenient for the local rail station, shops and primary school all just a short walk away, yet still easily accessible to the town centre and secondary school. The accommodation boasts 4 double bedrooms, 4 piece family bathroom with white suite, ground floor cloaks, dining room, lounge and impressive fitted kitchen breakfast room. Features include PVCu windows and doors, gas heating, photovoltaic roof cells which are owned outright and currently connected on the 'Octopus' network, subsidising electric bills. Presented to a high decorative standard throughout. MUST BE SEEN AND ENJOYED.
Tenure: Freehold. EPC Rating: D. Council Tax Band: E.
To be sold in accordance with section 21 of the Estate agents act 1979.

Price £500,000



ACCOMMODATION

FIRST FLOOR

LANDING

Textured and coved ceiling, access to loft space via a ladder with boarding, light, power and gas heating boiler serving hot water and heating systems, doors to:

BEDROOM 13 x 12'2 (3.96m x 3.71m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator, wooden flooring, wardrobes to remain.

BEDROOM 10'4 x 10 (3.15m x 3.05m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, fitted wardrobes and storage, dimmer switch.

BEDROOM 13'4 max x 8'8 (4.06m max x 2.64m)

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

BEDROOM 10'1 x 9 (3.07m x 2.74m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, wooden flooring, airing cupboard.

FAMILY BATHROOM

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, chrome ladder towel rail, tiled visible walls and floor, white suite comprising, low level WC, vanity wash hand basin, bath with mixer taps, shower tray with glazed screen and door, split rain drop and hand power shower.

GROUND FLOOR

Composite entrance door to:

HALL

Smooth plaster and coved ceiling, designer vertical radiator, stairs rise to first floor with understairs cupboard, fire door to garage, access to lounge and dining room.

WC

Obscure PVCu sealed unit double glazed window to

front, smooth plaster ceiling, LED lighting, chrome ladder towel rail, tiled visible floor and half tiled walls, white low level WC, vanity wash hand basin.

DINING ROOM 9'8 x 9'4 (2.95m x 2.84m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, wooden flooring, telephone point, access to kitchen.

KITCHEN BREAKFAST ROOM 20 x 11'4 >10 (6.10m x 3.45m >3.05m)

PVCu sealed unit double glazed french doors and side lights to rear garden and alfresco dining patio area, smooth plaster and coved ceiling, LED lighting, tiled visible floor and tiled splash backs to work surfaces. Grey kitchen units with contrasting work surfaces comprising, single drainer one and a half bowl stainless steel sink unit with mixer taps inset to work surface with space for tumble dryer, plumbing and space for both washing machine and dishwasher, cupboards, double base unit with integrated fridge and cupboard under forms cooker recess with three quarter range to remain, further double base unit with drawers and cupboard under, floor to ceiling larder cupboard and floor to ceiling pull out can racking, peninsular bar form partial room divider with cupboard and storage baskets under, 10 wall cupboards, pelmet lighting, door to lounge.

LOUNGE 16 x 13'2 < 11'10 (4.88m x 4.01m < 3.61m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, radiator, TV point, dimmer switch, Hard wood flooring.

GARAGE

Roller shutter door, personal door to rear, light and power.

OUTSIDE

FRONT

Block paved driveway and parking for 3 cars, low maintenance slate bed with hedging, side access to rear garden.

REAR GARDEN 35 x 30 (10.67m x 9.14m)

West facing secluded garden, commencing with a

large patio leading to the lawns with surrounding flower and shrub border, ornate pond, outside tap.

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.

AGENTS NOTE 2

To be sold in accordance with section 21 of the Estate agents act 1979.

- 4 BEDROOMS.

- 4 PIECE FAMILY BATHROOM. G/F W/C.

- LOUNGE

- DINING ROOM

- KITCHEN BREAKFAST ROOM

- WEST FACING GARDEN

- GARAGE & PARKING

- CONVENIENT LOCATION

- GAS HEATING . PVCu GLAZING .

- PHOTOVOLATIC ROOF PANELS

- FREEHOLD. EPC: D. C/TAX: E.

