



## 16 Manor Road, South Woodham Ferrers, CM3 5PT Price £360,000

Three bedroom terraced family home conveniently situated just a short walk from South Woodham Ferrers train station, shops and within the catchment area of Woodville school. This particular property features a modern fitted kitchen, utility room/playroom, spacious lounge with adjacent conservatory, contemporary styled bathroom, gas fired central heating, PVCu double glazed window and doors, enclosed west facing rear garden plus off street driveway parking. Freehold. Council Tax band C. EPC rating tbc.



## GROUND FLOOR

Composite half sealed unit double glazed entrance door to: -

## HALL

Coved cornice to textured ceiling, radiator, stairs rise to first floor, doors to: -

## UTILITY ROOM 10'2" x 6'10" (3.10m x 2.08m)

Smooth plaster ceiling with halogen downlights, convector radiator, work surface with storage space under, plumbing for a washing machine, extractor fan, part converted from the garage, door to garage.

## KITCHEN 10'3" x 6'4" (3.12m x 1.93m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, tiled floor, tiled splashbacks, refitted cream high gloss kitchen comprising single drainer one and a half bowl sink unit with mixer tap inset work surface with cupboard and storage space under, plumbing for a dishwasher, adjacent work surface with drawer and cupboard under, integrated fridge, further work surface with inset four ring chrome hob and oven under, glass splashbacks and glass stainless steel extractor fan, single base unit, eight wall cupboards, pelmet lights.

## LOUNGE/DINER 17'10" x 10'9" (5.44m x 3.28m)

PVCu sealed unit double glazed window to front and PVCu sealed unit double glazed sliding patio door to conservatory, smooth plaster ceiling, radiator, TV point, two wall lights.

## CONSERVATORY 9' x 9' (2.74m x 2.74m)

PVCu sealed unit double glazed windows to rear and side, double French doors to garden, laminate floor, radiator.

## FIRST FLOOR

### LANDING

Coved cornice to textured ceiling, access to loft space, airing cupboard.

### BEDROOM ONE 14' x 8'10" (4.27m x 2.69m)

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

### BEDROOM TWO 11' x 8'8" (3.35m x 2.64m)

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

### BEDROOM THREE 7'8" x 7'5" (2.34m x 2.26m)

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

### BATHROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling with halogen downlights, chrome heated towel rail, white suite low level w.c., vanity wash hand basin, panel enclosed bath with mixer tap and shower over, tiled walls and floor, extractor fan.

## EXTERIOR

### FRONT

Outside tap, parking for two cars on block paved driveway.

### GARAGE

Part converted to utility room, roller shutter door, wall mounted gas central heating boiler serving domestic hot water and central heating.

### REAR

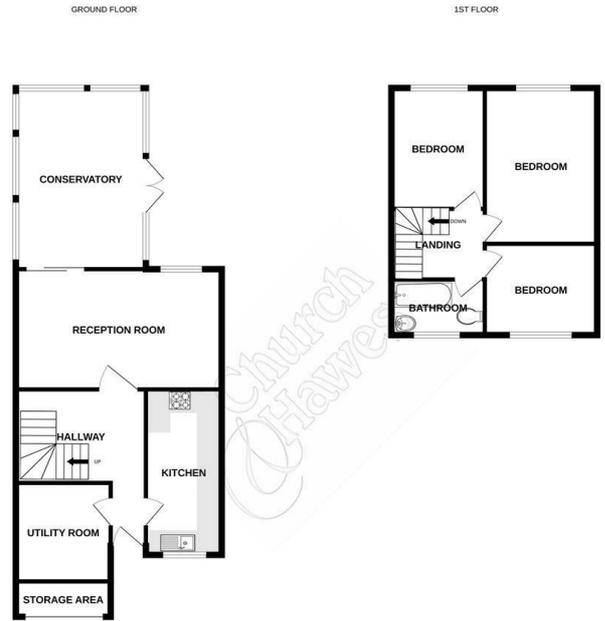
Commencing paved patio, raised planters, remainder laid to lawn.

## AGENTS NOTE

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 Vendor's Agents CHURCH & HAWES 01245 329429

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



THREE BEDROOM HOUSE

While 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 for any prospective purchase. The services, fittings and appliances shown here are shown listed and no guarantee as to their quantity or efficiency can be given. Made with Housify 10/2024

