

[www.churchandhawes.com](http://www.churchandhawes.com)

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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 14 Crickhollow, South Woodham Ferrers, CM3 5ZR

Price £285,000

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. Situated in a pedestrian only location overlooking a small park with rear vehicular access to the parking area and rear garden, accommodation offers 2 bedrooms, refitted bathroom with white suite and electric shower, refitted modern wood grain kitchen, lounge with walk in square bay window, externally the secluded West facing rear garden is apx 45' in length with parking behind, all with PVCu windows, doors and gas fired heating via radiators. Council Tax Band: C. EPC Rating: D. Tenure Freehold.





## ACCOMODATION

### FIRST FLOOR

#### LANDING

Textured ceiling, access to loft space, doors to:

#### BEDROOM 1 13'3 max x 11'8 (4.04m max x 3.56m)

PVCu sealed unit double glazed widow to front, radiator, textured ceiling.

#### BEDROOM 2 8'1 x 7'9 (2.46m x 2.36m)

PVCu sealed unit double glazed widow to rear, radiator, textured ceiling, airing cupboard, TV aerial.

#### BATHROOM

Textured ceiling, extractor fan, radiator, tiled visible walls, refitted white suite comprising: Low level WC, pedestal wash hand basin, bath with mixer taps and elctric shower over.

#### GROUND FLOOR

PVCu sealed unit stain glass entrance door to:

#### HALL

Textured ceiling, meters cupboard, door to:

#### LOUNGE 17'4 max x 11'8 (5.28m max x 3.56m)

PVCu sealed unit double glazed square bay widow to front, radiator, textured and coved ceiling, TV point, telephone point, door to:

#### KITCHEN 8'1 x 7'9 (2.46m x 2.36m)

PVCu sealed unit double glazed widow and door to rear, radiator, textured ceiling, stairs rise to first floor with under stairs cupboard, wall mounted gas boiler serving heating and hot water, refitted modern wood grain kitchen comprising: Stainless steel circular sink bowl with mixer taps inset to work surface with cupboard and storage space under, plumbing for washing machine, 2 base units form cooker recess, further base unit, 4 wall cupboards, tiled splash backs.

### OUTSIDE

#### FRONT

Pedestrian only location overlooking a small park, crazy paved low maintenance front garden.

#### REAR 45 (13.72m)

Secluded West facing garden. Brick paved patio to lawn, outside tap, shed, rear access gate to parking area

#### PARKING AREA

Allocated Parking Space, see the attached photo plan.

#### 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 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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, drawings, notes and any other items are approximate and no responsibility is taken for any inaccuracy or omission. This plan is for illustrative purposes only and should be used as a guide only. The purchaser is advised to obtain verification from their solicitor or Surveyor. The vendor's Agents Church & Hawes are not responsible for any inaccuracy or omission. No liability is accepted for any inaccuracy or omission. Map data ©2025 Google

