



## 35 Spencer Court, South Woodham Ferrers, Essex CM3 5WQ Price £285,000

To be sold with no onward chain. Well presented two bedroom staggered terrace home, boasts PVCu double glazed windows and doors, gas radiator heating with combi boiler, master and second bedroom with fitted wardrobes, lounge & spacious re-fitted kitchen/diner overlooking the rear garden, a re-fitted white family bathroom and two allocated parking spaces to the rear. Within walking distance of the town centre, shops and schools and just over a mile from the rail station, an internal inspection comes highly recommended. Freehold. EPC Rating B. Council tax band B.



## GROUND FLOOR

Canopy porch, PVCu half obscure sealed unit double glazed entrance door to: -

### LOUNGE 14'5" x 12'7" (4.39m x 3.84m)

PVCu sealed unit double glazed to front, textured ceiling, radiator, stairs rise to first floor, laminate flooring, gas point, door to: -

### KITCHEN/DINER 12'7" x 9'4" (3.84m x 2.84m)

PVCu sealed unit double glazed window to rear, half PVCu sealed unit double glazed door to garden, fitted shaker style kitchen comprising single drainer stainless steel sink unit inset to work surface with mixer tap and storage space under with plumbing for washing machine and cupboards, adjacent work surface with storage space under inset four ring halogen hob with glass and stainless steel extractor fan over, oven under, drawers and cupboards, six wall cupboards, tiled splashbacks to work surface, laminate flooring.

## FIRST FLOOR

### LANDING

Textured ceiling, access to loft space via ladder with boarding, light and power.

### BATHROOM

Halogen downlights, chrome heated towel rail, refitted white suite comprising low level w.c., vanity wash hand basin, panel bath with mixer shower over and glazed shower screen, fully tiled to bath and shower, tiled splashbacks, extractor fan.

### BEDROOM 1 10'2" x 9'4" (3.10m x 2.84m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, built-in double wardrobe cupboard housing gas central heating combi boiler serving domestic hot water and heating system and bulkhead storage cupboard.

### BEDROOM 2 10'8" x 6'7" (3.25m x 2.01m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, fitted wardrobes to one wall.

## EXTERIOR

### FRONT

Low maintenance with flower and shrub garden.

### REAR

Paved patio to lawn, outside tap, perimeter fence, rear gate to: -

## TWO ALLOCATED PARKING SPACES

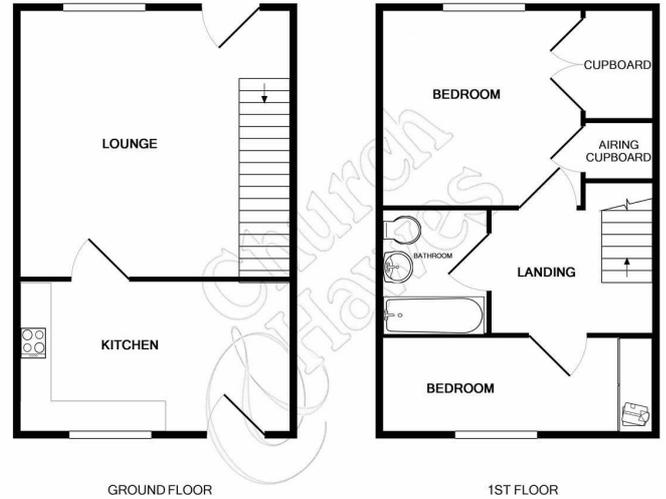
## AGENTS NOTE

Agents Note & Money Laundering & Referrals

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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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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