



46 Blackwood Chine, South Woodham Ferrers, CM3 5FZ Price £300,000

TO BE SOLD WITH NO UPWARD CHAIN. A spacious 2 bedroom house pleasantly situated in a pedestrian only location overlooking greensward, easily accessible to the town centre and local schools, yet still convenient for the rail station. The accommodation offers 2 good size bedrooms the main one of which has fitted wardrobes, bathroom with white suite and P-shape bath, entrance lobby leading to the good size lounge, fitted cream kitchen accessing to the South Westerly facing 45' apx rear garden with artificial lawn and rear pedestrian access to the garage in a block behind. All with gas heating and PVCu window and doors. Tenure: Freehold. EPC: C. Council Tax Band: C.



ACCOMMODATION

FIRST FLOOR

LANDING

Smooth plaster and coved ceiling, radiator, access to loft space via ladder, doors to:

BATHROOM

Smooth plaster ceiling, LED lighting, extractor fan, chrome heated towel rail, white suite comprising, low level WC, vanity wash hand basin, p-shape bath with mixer taps and shower over, curved glazed shower screen, tiled to visible walls.

BEDROOM 12'4 x 10 (3.76m x 3.05m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, LED lighting, radiator, fitted wardrobes to one wall.

BEDROOM 2 12'4 x 7'6 (3.76m x 2.29m)

Two PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, LED lighting, radiator, airing cupboard.

GROUND FLOOR

Obscure PVCu sealed unit double glazed entrance door to:

LOBBY

PVCu sealed unit double glazed window to front, smooth plaster ceiling, laminate flooring, open to:

LOUNGE 16'5 x 12'4 (5.00m x 3.76m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, radiator, laminate flooring, TV point, stairs rise to first floor, understairs cupboard, door to:

KITCHEN 12'4 x 7'6 (3.76m x 2.29m)

PVCu sealed unit double glazed window to rear, PVCu sealed unit double glazed door to garden, smooth plaster ceiling, radiator, wall mounted gas boiler serving heating and hot water, fitted cream kitchen units comprising, single drainer stainless steel sink unit with mixer taps inset to work surface, cupboard and space under with plumbing for washing machine, adjacent work surface with inset 4 ring gas hob, oven under and extractor fan over, further work surface with drawers, cupboard, integrated fridge and freezer under, worksurface with cupboard and storage under, 7 wall cupboards, pelmet lights, tiled to visible walls.

OUTSIDE

FRONT

Situated in a pedestrian only location overlooking greensward, small front garden.

REAR GARDEN 45' apx (13.72m apx)

South Westerly facing commencing with a patio leading to artificial lawn, outside tap, garden shed, rear access gate leads to parking area and garage.

GARAGE IN BLOCK

Up and over door eaves storage space.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for illustrative purposes only and should be used as a guide only by prospective purchasers. The drawings, figures and dimensions shown hereon are for their record and no guarantee as to their accuracy or efficiency can be given.
Mark and Margaret 12/05

