



## 10 Merton Place, South Woodham Ferrers, CM3 5YW £240,000

Sold with NO ONWARD CHAIN, this one bedroom house is the perfect starter home. The tenure is Freehold which means no ongoing costs or ground rents. Another benefit is it's own self contained rear garden. To the side there is allocated parking. Decoratively the property is in neutral order presenting a blank canvas for the new owners plus a modern white bathroom suite. Keys are held for viewing. Tenure: Freehold - Council Tax Band: B - EPC Rating: C



## Accommodation

Lounge: 13'1 x 10'3 (3.99m x 3.12m)

Kitchen: 9'8 x 5'10 (2.95m x 1.78m)

Bedroom: 11' x 9'9 (3.35m x 2.97m)

## Modern Bathroom

## Rear Garden

## Allocated Parking to Side

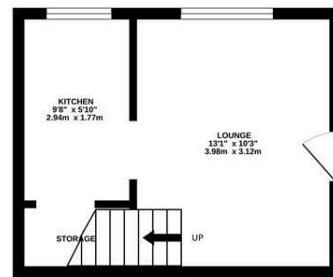
### AGENTS NOTE

Agents Note & Money Laundering & Referrals

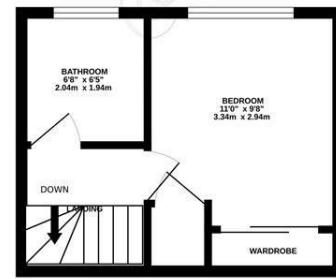
AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore 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.



GROUND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



1ST FLOOR  
210 sq.ft. (19.5 sq.m.) approx.

TOTAL FLOOR AREA: 419 sq.ft. (38.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of these particulars, measurements of doors, windows 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 in conjunction with the full sales particulars. The services and fixtures mentioned have not been tested and no guarantee is given as to their operability or efficiency. No guarantee is given as to their operability or efficiency can be given.  
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