



20 Anson Close, South Woodham Ferrers, Essex CM3 5YJ

£235,000

Having been extensively refurbished by the current owners, Church & Hawes are delighted to offer this one bedroom FREEHOLD quarter house. Conveniently situated within walking distance of the local shops, schools and amenities this is the perfect property for first time buyers to grab a foothold on the property ladder. Features include recently installed contemporary kitchen, gas central heating, modern bathroom and double bedroom. Another bonus is the low maintenance rear garden and parking. Viewing comes high recommended!

Tenure: Freehold - Council Tax Band: B



ACCOMMODATION

FRONT

Enclosed pea shingle parking area.

GROUND FLOOR

Canopy porch, sealed unit PVCu double glazed entrance door giving access to:-

LOUNGE 13'1" x 10'2" (3.99m x 3.10m)

Sealed unit PVCu double glazed french doors to rear garden, smooth ceiling, radiator, television and telephone point, consumer unit, dimmer switch, stairs rising to first floor, wood laminate floor, door to:-

KITCHEN 9'7" x 5'10" (2.92m x 1.78m)

Sealed unit PVCu double glazed window to rear, smooth ceiling, built in LED lights, under stairs storage, newly installed fitted kitchen with a range of high gloss units comprising, sink & drainer with mixer tap, inset to wood effect work surface, soft close cupboards and drawers below, space and plumbing for washing machine, eye level unit housing combi boiler serving domestic hot water and central heating, adjacent work surface with two cupboards and drawers below, electric oven and hob to remain, space for tumble dryer, built in fridge/freezer, three eye level units, feature underlighters to eye level units, complimentary tiled backsplash, wood laminate flooring.

FIRST FLOOR

LANDING

Smooth ceiling, access to loft space, fitted carpet, doors to:

BATHROOM

Sealed unit PVCu obscure double glazed window to rear, smooth ceiling, radiator, fitted white three piece suite, comprising of close coupled push button W.C. , wall mounted wash hand basin with vanity cupboard below, panel enclosed bath with electric shower over, glass shower screen, chrome wall mounted heated towel rail, complimentary tiling to walls and flooring.

BEDROOM 11' x 9'9" (3.35m x 2.97m)

Sealed unit PVCu double glazed window to rear, smooth ceiling, radiator, telephone point, airing cupboard, built in double wardrobe with top box storage, fitted carpet.

EXTERIOR

REAR GARDEN

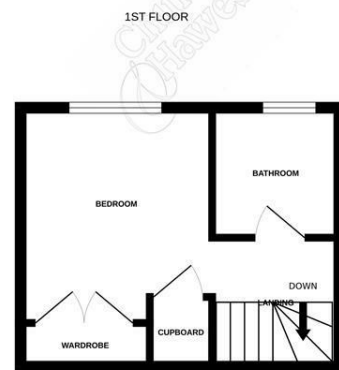
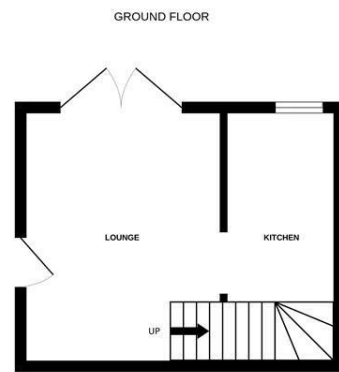
Low maintenance courtyard garden, fully fenced, side timber gate, outside tap.

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 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 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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