

www.churchandhawes.com

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Church & Hawes

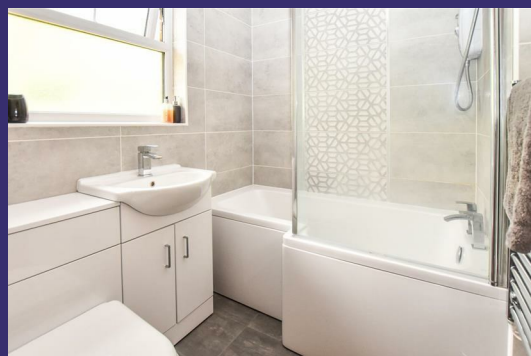
Est.1977

Estate Agents, Valuers, Letting & Management Agents



31 Melville Heath, South Woodham Ferrers, Essex CM3 5FT £160,000

REDUCED FOR A QUICK SALE! Constructed by messrs 'Countryside Homes' to the Debut starter home design during the early 80's, this One bedroom leasehold home is conveniently situated for the town centre, yet still accessible to the local rail station. Features include new PVCu double glazed windows & door, fitted kitchen, recently refitted modern white bathroom suite, spacious bedroom, lounge, loft storage space and additional cupboard space. Externally there is allocated parking directly in front of the house with additional visitors parking nearby. An ideal first home or investment offered for sale at a realistic price. Council tax Band B. Tenure Leasehold. Years Remaining on the Lease 85 apx. Ground Rent £100.00 pa. Service Charge £892 pa. EPC Rating E.



FIRST FLOOR

LANDING

Textured ceiling, access to loft space, airing cupboard and wardrobe.

BEDROOM 13'1" x 10'5" (3.99m x 3.18m)

PVCu double glazed window to front, textured ceiling, fitted wardrobes to one wall, bulkhead display recess.

BATHROOM

PVCu double glazed obscure glazed window to rear, Three piece white suite comprising panel enclosed shower bath with electric shower over, wash hand basin with cupboard under, low level w.c, tiled to walls, chrome heated towel rail.

GROUND FLOOR

PVCu entrance door leading into;

LOUNGE 13'1" x 10'7" (3.99m x 3.23m)

PVCu double glazed window to front, coved cornice to textured ceiling, convector heater radiator, telephone point, stairs rise to first floor, TV point, partial cottage side light room divider.

KITCHEN 13'1" x 5'3" (3.99m x 1.60m)

PVCu double glazed window to rear, textured ceiling, under stair cupboard, fitted kitchen comprising single drainers ink unit with mixer tap inset work surface with cupboard and storage space under, plumbing for a washing machine, single base unit forms cooker recess, three wall cupboards, tiled splash backs, cooker to remain, fridge to remain, washing machine to remain.

EXTERIOR

FRONT

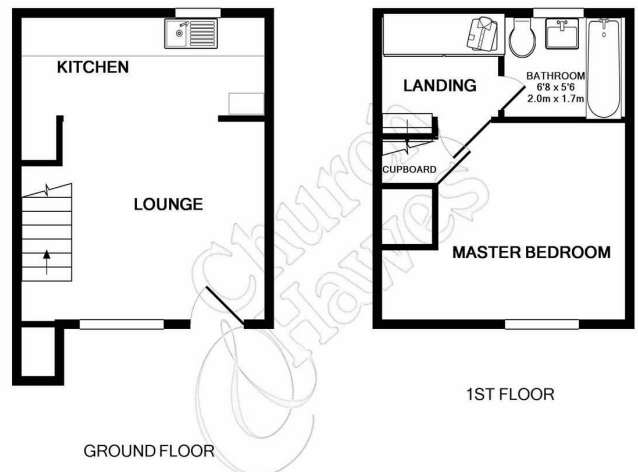
Allocated parking space plus visitors space, storage cupboard with electric meter, communal gardens.

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 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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