



## 7 Fremantle Close, South Woodham Ferrers, Essex CM3 5TY

### Price £360,000

TO BE SOLD WITH NO UPWARD CHAIN OF SALES. 3 bedroom end semi situated in a cul-de-sac location on the North side of town, catchment of Woodville Primary School, convenient for both the rail station and local shops. The accommodation boasts 3 bedrooms, two of which have fitted and built in wardrobes, refitted shower room with white suite, ground floor cloak room, refitted white high gloss kitchen with oven hob and integrated fridge freezer, lounge diner overlooking the southerly facing rear landscaped garden, to the front there is parking for 2 cars and a garage in a small block close by. All with gas heating and mostly double glazed. Tenure: Freehold. EPC rating: C. Council tax band: C.





FIRST FLOOR

LANDING

Textured ceiling, access to loft space with light and loose boarding, housing wall mounted gas central heating boiler serving domestic hot water and central heating, storage cupboard, doors to:

SHOWER ROOM

Obscure sealed unit double glazed window to front, textured ceiling, chrome ladder towel rail, white suite comprising low level w.c., vanity wash hand basin, corner walk in shower with glazed screens and door, tiled to visible walls, airing cupboard.

BEDROOM 1 11'5" x 10'6" (3.48m x 3.20m)

Sealed unit double glazed window to front, textured ceiling, radiator, built-in double wardrobe cupboard.

BEDROOM 2 11'1" x 9'2" (3.38m x 2.79m)

Sealed unit double glazed window to rear, textured ceiling, radiator, built-in and fitted wardrobes, TV point.

BEDROOM 3 7'5" x 7'1" (2.26m x 2.16m)

Sealed unit double glazed window to rear, textured ceiling, radiator, TV point.

GROUND FLOOR

PVCu sealed unit double glazed lead light obscure sealed unit double glazed entrance door to: -

HALL

Textured ceiling, radiator, stairs rise to first floor, telephone point, doors to:

CLOAKROOM

Obscure glazed window to front, textured ceiling, radiator, white low level w.c., wash hand basin and tiled splashbacks.

KITCHEN 9'5" x 9'4" (2.87m x 2.84m)

PVCu sealed unit double glazed window to front, textured ceiling, half PVCu sealed unit double glazed door to side, radiator, tiled to visible floor, tiled splashbacks to work surfaces and half tiled visible walls, refitted high gloss kitchen comprising: stainless steel one and a half bowl sink unit with mixer tap inset to work surface with cupboard and storage space under, plumbing for a washing machine and dishwasher, adjacent work surface with drawer and cupboards under, inset four ring ceramic black glass hob with stainless steel extractor fan over, single base unit, integrated tall fridge freezer, floor to ceiling unit housing electric double oven with cupboards over and under, five wall cupboards, pelmet lights.

LOUNGE/DINER 17' x 15'1<11'6" (5.18m x 4.60m<3.51m)

Sealed unit double glazed window to rear and PVCu sealed unit double glazed French doors to garden, coved cornice to textured ceiling, radiator, understair cupboard, two wall lights, TV point.

EXTERIOR

FRONT

Parking for two cars, side access to rear garden, outside tap.

REAR

Southerly facing, commencing with Paved patio leading to lawn with flower and shrubs, apple tree, rear gate, access to garage.

GARAGE

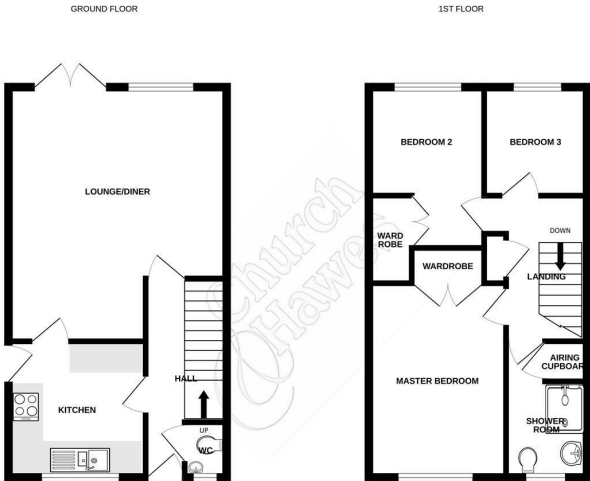
In block with up and over door, eves storage.

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.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses and any other figures are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are not to be taken as a guarantee as to their operation or efficiency may be given. Plans will be shown on 02022

