



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.
Made with Metropix ©2024



11 Spencer Court, South Woodham Ferrers, CM3 5WQ

Conveniently situated just a short walk from the town centre and local schools yet still accessible to the local rail station, this 2 double bedroom semi detached house on a a corner plot boasts a large driveway with parking for 3/4 cars, the garage is currently converted in to a garden room/man cave (easily converted back should you wish to) the rear patio garden is secluded with decking and external storage shed, internally there are 2 bedrooms both with wardrobes and storage solutions, a wet room (originally a bathroom), lounge and comprehensively refitted kitchen, heating and hot water is provided via a gas 'Combi' boiler complimented by the PVCu double glazed windows. SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION. MUST BE SEEN. TENURE FREEHOLD. C/TAX BAND C. EPC D.

Price £325,000



FIRST FLOOR

LANDING

Textured ceiling, access to part boarded loft space via ladder with light and power, gas central heating boiler serving domestic hot water and central heating, doors to:

BEDROOM 1 10' x 9'5" (3.05m x 2.87m)

PVCu sealed unit double glazed window to front, radiator, textured ceiling, built-in double wardrobe cupboard and bulkhead storage cupboard, TV point.

BEDROOM 2 12'7" x 6'8" (3.84m x 2.03m)

PVCu sealed unit double glazed window to rear, radiator, textured ceiling, fitted open fronted storage cupboard.

WET ROOM

Obscure PVCu sealed unit double glazed window to side, textured ceiling, chrome heated towel rail, white low level w.c., pedestal wash hand basin, tiled splashbacks, grey quartz effect aqua boarding to shower area.

GROUND FLOOR

Entrance door to: -

LOUNGE 13'11" x 12'7" (4.24m x 3.84m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, laminate floor, stairs rise to first floor, under stair cupboard, TV point.

KITCHEN/DINER 12'7" x 9'3" (3.84m x 2.82m)

PVCu sealed unit double glazed window to rear, glazed door to garden, smooth plaster ceiling with LED lights, laminate wood floor, radiator, refitted kitchen comprising single drainer sink unit with mixer tap and storage space under, plumbing for a washing machine and dishwasher, adjacent work surface inset four ring induction hob with oven under and extractor fan over, drawer and cupboard under, two fitted floor to ceiling larder cupboards with American fridge space, floor to ceiling unit housing double oven, five wall cupboards, pelmet lights, matching work surface upstands.

EXTERIOR

FRONT

Block paved driveway parking for three/four cars, side access to rear garden, lawns and hedges, outside power point.

GARAGE/GARDEN ROOM/MAN CAVE

Up and over door, PVCu sealed unit double glazed window to side and half glazed door to garden, light and power, converted to a garden room/man cave with smooth plaster ceiling LED lighting electric heater.

REAR GARDEN

Decking to patio garden, shed to remain, 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.

- 2 BEDROOMS
- WETROOM
- LOUNGE
- RECENTLY FITTED KITCHEN DINER
- GAS HEATING & PVCu GLAZING
- SMOOTH PLASTER CEILINGS
- PATIO GARDEN
- GARAGE & PARKING 4 CARS
- FREEHOLD
- C/TAX BAND C. EPC D.

