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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



4 Coburg Place, South Woodham Ferrers, CM3 5LY O.I.R.O £310,000

Well presented two bedroom end of terraced house set within a prominent corner position offering off street driveway parking, garage and unusually a further private driveway to the side. Other features include modern fitted kitchen/diner, pleasant lounge, luxurious bathroom accessed directly from both the master bedroom and landing. Externally the property features a lovely secluded rear garden with direct access the aforementioned garage. Council Tax Band C. EPC rating D.



GROUND FLOOR

Composite door into: -

LOUNGE 11' x 12'8" (3.35m x 3.86m)

PVCu double glazed window to front, hardwood flooring, full height sliding double doors to storage area, wall mounted radiator, stairs to first floor with cupboard under, glass brick wall.

KITCHEN/DINER 14'7" x 7'1" (4.45m x 2.16m)

PVCu double glazed window and door to rear garden, modern kitchen with white high gloss units and co-ordinating work surfaces, stainless steel sink unit with mixer tap and water softener, Rangemaster induction cooker to remain, with with extractor hood over, integrated dishwasher and washer/drier, integrated fridge/freezer, concealed gas central heating boiler, hardwood flooring.

FIRST FLOOR

PVCu double glazed window to side.

LANDING

Access to loft.

BATHROOM

Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin with cupboards under, low level w.c., fully tiled to walls/floor, chrome heated towel rail, PVCu double glazed window to rear.

BEDROOM 1 12'6" x 9'4" x 9'4" (3.81m x 2.84m x 2.84m)

PVCu double glazed window to front, radiator, built-in airing cupboard housing hot water cylinder, range of wall mounted mirrored wardrobes to two walls.

BEDROOM 2 8'1" x 5'9" (2.46m x 1.75m)

PVCu double glazed window to rear, radiator.

EXTERIOR

REAR GARDEN 26' x 32' approx. (7.92m x 9.75m approx.)

Paved patio, remainder laid to lawn, perimeter fence.

GARAGE

Up and over door, light and power.

OFF STREET PARKING

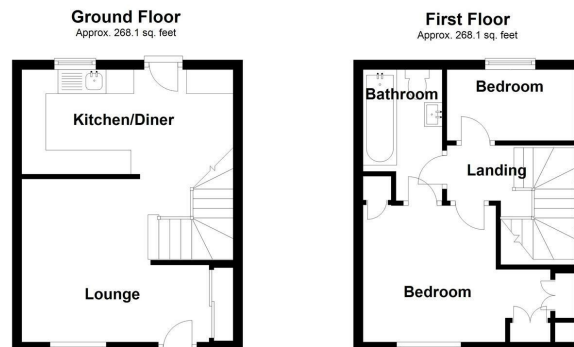
Additional allocated car parking

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.



Total area: approx. 536.3 sq. feet

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