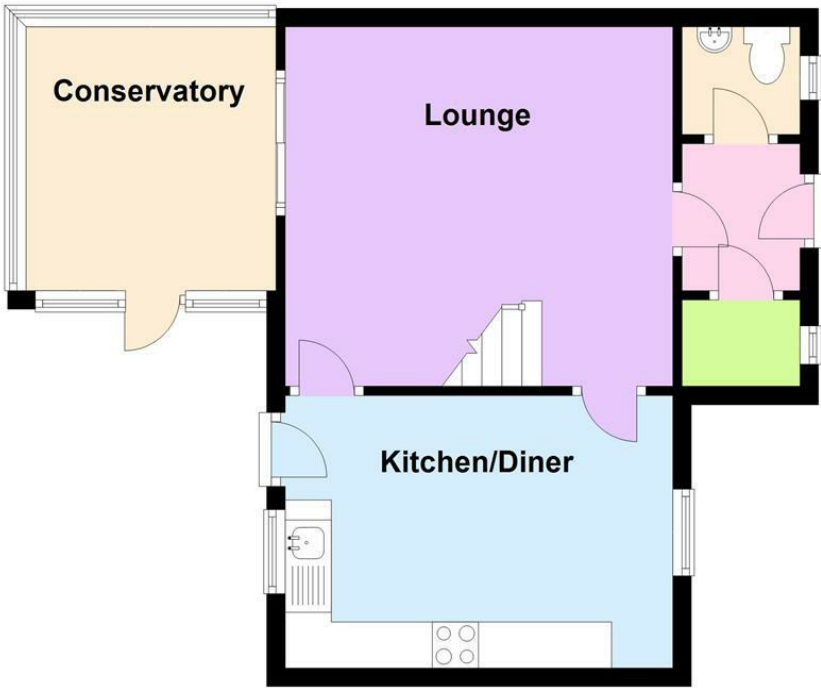


Ground Floor



First Floor



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Plan produced using PlanUp.



41 Ormesby Chine, South Woodham Ferrers, Essex CM3 7AR

Situated in a highly sought after location on the southerly side of town, this semi detached three bedroom home boasts many fine features to include:- built in wardrobes in two bedrooms, modern fully tiled bathroom with white suite, comprehensively fitted shaker style kitchen/diner, glazed entrance porch, ground floor w.c, lounge with patio doors leading to PVCU double glazed conservatory, plus a southerly facing rear garden, garage and driveway parking, PVCu glazed and gas heating. Viewing comes highly recommended.

£330,000



FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to front, airing cupboard housing Megaflow hot water cylinder, further bulkhead storage cupboard, access to loft space.

BATHROOM

Modern refitted bathroom comprising of an enclosed bath with chrome mixer tap, shower attachment, plus further power shower, wash hand basin with white high gloss storage unit under, back to wall w.c, fully tiled to walls and floor, PVCu obscure double glazed window to rear elevation.

BEDROOM 1 10'7 x 8'9 (3.23m x 2.67m)

PVCu window to front elevation, radiator, coved cornice to ceiling, built in double wardrobe.

BEDROOM 2 10'8 x 9'7 (3.25m x 2.92m)

PVCu double glazed window to rear elevation, built in double wardrobe, radiator, coved cornice to ceiling.

BEDROOM 3 8'1 x 6'9 (2.46m x 2.06m)

PVCu double glazed window to front elevation, radiator, coved cornice to ceiling.

GROUND FLOOR

ENTRANCE HALL

Entered via composite door into entrance porch, radiator, coved cornice to ceiling, with inset spotlights, door to ground floor w.c, also further door to walk in storage room, Storage room with PVCu double glazed window to front elevation.

CLOAKROOM W.C

Wash basin with cupboard under, back to wall w.c, tiled splash backs, coved cornice to smoothceiling, radiator, PVCu obscure double glazed window to front elevation.

LOUNGE 14' x 12'10 (4.27m x 3.91m)

PVCu double glazed sliding patio doors leading to conservatory, stairs to first floor, double radiator, coved cornice tom smooth ceiling, two doors leading to kitchen/diner.

KITCHEN/DINER 14' x 9'10 (4.27m x 3.00m)

Modern shaker style kitchen fitted with a generous range of eye and base level units, laminate work surfaces with inset stainless steel 1 1/2 bowl sink unit, integrated fridge/freezer, space for cooker with concealed extractor hood over, plumbing for washing machine, space for tumble dryer, ceramic tiled floor, smooth ceiling with inset spot lights, PVCu double glazed windows to front & rear elevations, also PVCu double glazed door leading out to rear garden.

EXTERIOR

REAR GARDEN

Mainly laid to lawn with paved patio area, flower and shrub beds, water tap, perimeter fence with gate leading to front, courtesy door into garage.

GARAGE

Up & over door, power and light connected.

FRONT

Drive way 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 – Sunday 10am-1pm

- THREE BEDROOMS
- MODERN KITCHEN/DINER
- LOUNGE
- CONSERVATORY
- GROUND FLOOR WC
- MODERN BATHROOM
- PVCu DOUBLE GLAZED WINDOWS
- SOUTH FACING REAR GARDEN
- GARAGE
- DESIRABLE LOCATION

