



9 Fremantle Close, South Woodham Ferrers, Essex CM3 5TY Price £322,500

Situated in a pleasant mews location, this three bedroom end of terrace family home boasts a wealth of fine features to include sealed unit PVCu double glazed windows, a refitted white family bathroom and cloakroom, a refitted modern walnut effect kitchen, large lounge/diner and sealed unit PVCu double glazed conservatory overlooking the enclosed, south facing rear garden. Garaging is provided for one car with additional parking to the front and rear driveway. Call now to avoid disappointment.



FIRST FLOOR

LANDING

Sealed unit PVCu double glazed window to side, textured ceiling, access to part boarded loft space with storage cupboard, fitted carpet, doors to: -

FAMILY BATHROOM

Obscure PVCu double glazed window to side, textured ceiling, storage cupboard housing combi boiler, refitted white three piece suite comprising P-shaped bath with glazed splash screen and electric shower over, wash hand basin with mixer tap and vanity cupboard under, concealed cistern back to wall w.c., ladder rail radiator, tiled splashbacks, vinyl flooring.

BEDROOM 1 11'5" x 10'5" (3.48 x 3.18)

Sealed unit PVCu double glazed window to front, textured ceiling, radiator, TV point, built-in double robe, fitted carpet.

BEDROOM 2 10'11" x 10'5">9'2" (3.33 x 3.18>2.79)

Sealed unit PVCu double glazed window to rear, textured ceiling, radiator, built-in double robe, vinyl flooring.

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

Sealed unit PVCu double glazed window to rear, textured ceiling, radiator, dimmer switch, fitted carpet.

GROUND FLOOR

Canopy porch, leading to sealed unit PVCu double glazed entrance door to: -

HALLWAY

Obscure sealed unit PVCu double glazed window to side, textured ceiling, consumer unit, radiator, stairs to first floor, doors to: -

CLOAKROOM

Obscure sealed unit PVCu double glazed window to side, radiator, textured ceiling, two piece refitted white suite comprising dual flush low level w.c., wash hand basin, radiator, tiled splashbacks and tiled floor.

KITCHEN 9'7" x 9'4" (2.92 x 2.84)

Sealed unit PVCu double glazed window to front, radiator, textured ceiling, refitted modern walnut effect eye and base units comprising stainless steel sink drainer with mixer tap inset to granite effect work surface, integrated dishwasher and washing machine under, two further cupboards under, space for Range cooker with stainless steel extractor hood over - one drawer pack, space for American style fridge freezer, further work surface with cupboard under, three eye level cupboards, spot lighting, floor to ceiling larder cupboard, tiled splashbacks, vinyl flooring.

LOUNGE/DINER 5.13 max x 4.57

Dual aspect room, sealed unit PVCu double glazed windows to rear and side, sealed unit PVCu double glazed French doors to rear, textured ceiling, two radiators, telephone and TV points, understair storage cupboard with light, power and tumble dryer vent, wood effect laminate flooring.

CONSERVATORY 15'7" x 7'9" (4.75 x 2.36)

Half height brick base, PVCu double glazed with French doors to rear, polycarbonate roof, light and power, TV point and dimmer switch, wall mounted air conditioning unit hot and cold air, wood laminate flooring.

EXTERIOR

REAR GARDEN: South facing, commencing with steps to paved patio, remainder laid to lawn, timber shed, outside tap, side access gate, flower bed.

ALLOCATED PARKING SPACE TO THE REAR

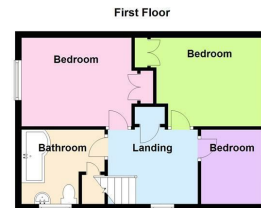
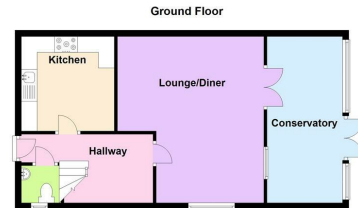
SINGLE GARAGE Up and over door, eaves storage, light and power.

FRONTAGE: Brick block paved driveway for two cars.

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



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