



## Spencer Court, South Woodham Ferrers

**CALLING ALL FIRST TIME BUYERS/INVESTORS:** Situated in a pleasant pedestrian walk way overlooking greensward is this delightful TWO bedroom mid terraced property offered for sale with NO ONWARD CHAIN. Comprising of a good sized lounge, kitchen/diner, two bedrooms , family bathroom.

- Two bedrooms
- Chain free
- Kitchen/Diner
- Gas central heating
- Walk to Town center
- Terraced house
- Allocated off street parking
- Double glazed windows
- Ideal first time purchase
- Walk to local schools

**£299,995    Freehold**

## Front aspect

Set on walk way, graveled area with pathway to double glaze door with frosted glass insets to:

## Lounge 14' by 12' 6" (4m 27cm by 3m 81cm), (I)

Coving to a textured ceiling, laminated wood flooring, radiator, tv point, double glazed window to the front aspect, power points, stairs to first floor, door to kitchen.



## Kitchen/Diner 12' 6" by 9' 2" (3m 81cm by 2m 79cm), (I)

Good sized kitchen/diner with a range of White base and eye level units, integral oven, four ring electric hob with extractor over, roll top work surfaces, tiled splashbacks, stainless steel bowl sink/drainers with mixer taps, double glazed window and double glazed door to rear aspect, wall mounted boiler, space for washing machine and fridge freezer.



## Landing

Doors to all rooms, loft access.

## Bedroom 1 11' 2" by 9' 4" (3m 40cm by 2m 84cm), (I)

Coving to a textured ceiling, radiator, fitted carpet, built in wardrobe, double glazed window to the front aspect.



## Bedroom Two 10' 8" by 6' 7" (3m 25cm by 2m 1cm), (I)

Coving to a textured ceiling, radiator, fitted carpet, double glazed window to the rear aspect.



## Bathroom

Fully tiled bathroom with 3 piece White suite comprising of a panel enclosed bath with shower above, hand was basin, low level flush WC, heated towel rail.

## Rear garden

Paved patio area, lawn, outside tap, back gate.



*Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*



Parking

Off street allocated parking to rear of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
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