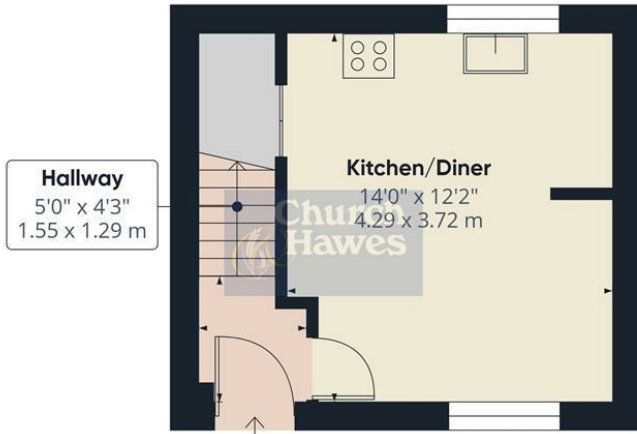




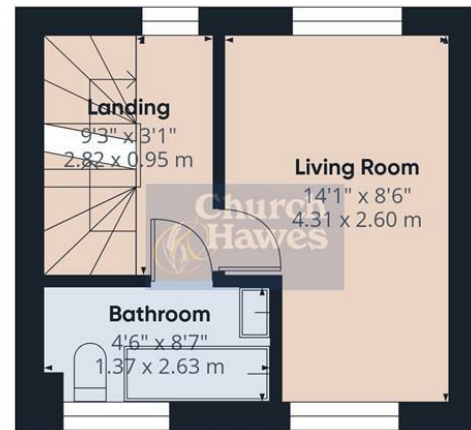
## 73 Melville Heath, South Woodham Ferrers, ESSEX CM3 5FX

Decorated and updated to an exceptional standard, this beautifully presented 1/2 town house is the perfect starter home or for downsizers. The meticulous attention to detail is evident as you enter the property, with a lush open plan dining room and well stocked kitchen. The accommodation is able to adapt into a two bedroom as well as a one bedroom. The modern fixtures and fittings compliment the property beautifully and really must be seen. Tenure: Leasehold approx 80 years to remain (however the owner is looking to extend the lease). EPC Rating: E. Council tax band: B. Maintenance/Service Charge: £960. Ground Rent: £60.

**£240,000**



Floor 0



Floor 1



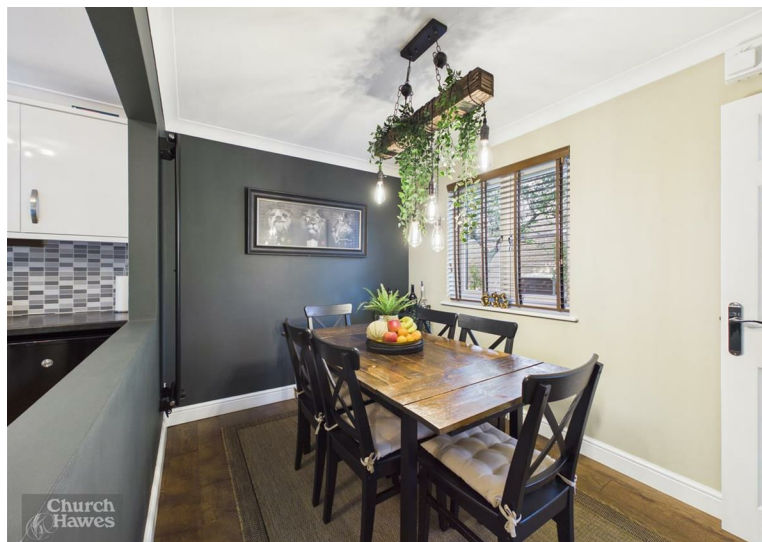
Floor 2

Approximate total area<sup>(1)</sup>  
 582 ft<sup>2</sup>  
 54 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Located in the popular town of South Woodham Ferrers, this property is well placed for a range of local amenities, including shops, cafés, schools and leisure facilities. The area offers excellent access to scenic riverside walks and nearby countryside, while South Woodham Ferrers railway station provides convenient links to Chelmsford, Wickford and London Liverpool Street. A great location for families, commuters and those seeking a friendly community feel.

**Hallway 5'0" x 4'3" (1.55 x 1.29 m)**

A welcoming entrance hall with wood-effect flooring setting a warm tone on arrival and stairs leading to the first floor accommodation.

**Kitchen/Diner 14'0" x 12'2" (4.29 x 3.72 m)**

The kitchen/diner is a bright and modern space featuring a mix of white high-gloss units with contrasting dark work surfaces. It includes integrated appliances such as an oven with a ceramic hob and extractor hood, as well as a washing machine. The dining area comfortably fits a sizeable wooden table and chairs, with natural light flooding through a window fitted with wooden blinds. This room has warm wood flooring and is painted with contemporary accents, creating a perfect space for cooking and entertaining.

**Landing 9'3" x 3'1" (2.82 x 0.95 m)**

Carpeted stairs and landings with pale walls and natural light from a window adorned with wooden blinds create a bright and airy flow between the floors. The stair rails are painted white, complementing the fresh and neutral décor throughout.

**Living Room 14'1" x 8'6" (4.31 x 2.60 m)**

The living room is a cosy but well-lit space with soft neutral carpets and a feature dark accent wall that contrasts elegantly with the pale walls. It comfortably houses a large sectional sofa, making it an inviting spot for relaxation. Natural light filters through window blinds, enhancing the room's warmth and homely feel.

**Bathroom 4'6" x 8'7" (1.37 x 2.63 m)**

The bathroom is neatly arranged with classic white sanitary ware including a bath with an overhead shower, a pedestal basin and a WC. The walls are tiled in white which helps to keep the space bright, and a frosted window allows natural light while maintaining privacy.

**Bedroom 14'3" x 11'7" (4.36 x 3.55 m)**

The main bedroom is a generous and calming space, carpeted and painted in soothing shades of green and cream. It comfortably fits a large bed with bedside tables, along with substantial storage including a built-in wardrobe. Large windows with wooden blinds allow for plenty of daylight to brighten the room, creating a restful atmosphere.

**Front Exterior**

The exterior of the property is a well-maintained brick-built block with neat paving and patches of lawn. Mature trees and well-kept shrubs contribute to a pleasant and green communal environment.

**Communal Garden**

The communal gardens are spacious and beautifully kept, showcasing a mix of well-trimmed grass, mature trees and colourful shrubs. This green space offers a tranquil outdoor setting for residents to enjoy.

**AGENTS NOTE**

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning

permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- Superb master bedroom
- One modern bathroom
- Two spacious reception rooms
- Fully modernised townhouse
- Newly refurbished interior
- Double glazing throughout
- Communal and shared gardens
- Located in town centre
- Built in 1983, excellent condition
- Viewing highly recommended

