



Tallow Gate, South Woodham Ferrers, Chelmsford

Guide Price £130,000



- Well presented throughout 2nd floor flat with secure intercom entry
- Ideal first time purchase or investment opportunity
- Approximately 0.7 miles to South Woodham Ferrers railway station
- Within easy access to Town Centre and Asda Supermarket
- Allocated carport parking plus visitor parking
- Loft space ideal for extra storage space
- Enter the building via secure intercom entry
- Entrance hall, three piece shower room, bedroom, lounge and modern kitchen



GUIDE PRICE £130,000 - £160,000

Located in Tallow Gate, South Woodham Ferrers, this well-presented second-floor flat offers an excellent opportunity for first-time buyers. With one spacious bedroom, this property is designed for comfortable living and convenience.

Upon entering the building, you will appreciate the secure intercom entry system, ensuring peace of mind. The entrance hall leads you into a thoughtfully laid out space, featuring a modern kitchen that is perfect for culinary enthusiasts. The lounge provides a welcoming area to relax and unwind, while the three-piece shower room adds a touch of modernity and practicality.

The flat is ideally located approximately 0.7 miles from South Woodham Ferrers railway station, making it an excellent choice for commuters. Additionally, the town centre and Asda Supermarket are within easy reach, providing all the necessary amenities for daily living.

For those with vehicles, the property includes allocated carport parking, along with visitor parking for guests. Furthermore, the loft space offers an ideal solution for extra storage, ensuring that your living area remains clutter-free.

This delightful flat is a perfect blend of comfort, convenience, and modern living, making it a must-see for anyone looking to establish themselves in this vibrant community. Don't miss the chance to make this lovely property your new home or investment.

Enter the building via secure intercom entry.
Stairs lead to all floors.

Entrance hall gives access to all rooms. Storage cupboard.

Bedroom 13'4 max x 7'5 (4.09m x 2.29m) double glazed window.

Shower Room comprises, corner shower, vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Lounge 15'2 x 11'7 (4.65m x 3.59m) double glazed window. Coved ceiling.

Kitchen 7'2 x 6'6 (2.14m x 1.85m) double glazed window. Wall and base mounted units with matching storage drawers, built in wine rack and under unit lighting. Work surfaces housing sink drainer. Electric hob, oven and extractor hood to remain. Space for other appliances.

The property also has carport parking space plus visitor space available.

Further Details:

Length of Lease: 87 years remaining

Ground Rent/Service Charge £138.00 per month

Freeholder: tbc

2nd floor flat

Council Tax Band: B

Local Authority: Chelmsford

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

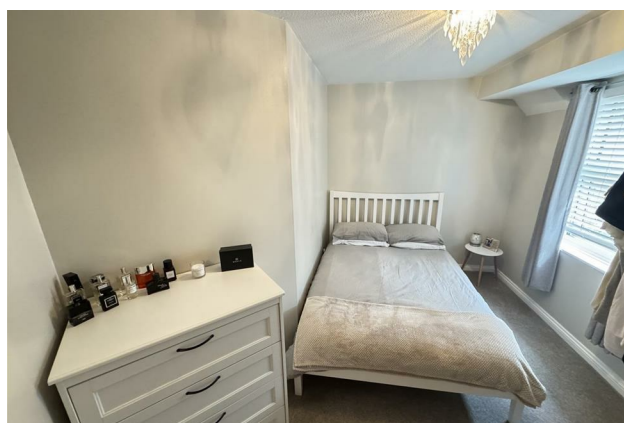
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



South Woodham Ferrers is located on the outskirts of Chelmsford sandwiched in the countryside between the River Crouch, Fens, Wickford and Burnham. Offering easy access to A12, great transport links, popular schools, doctors surgery and Asda Supermarket. Family orientated area with a community spirit. Town Centre has an abundance of shops to visit, pubs and popular restaurants



Floor Plan

