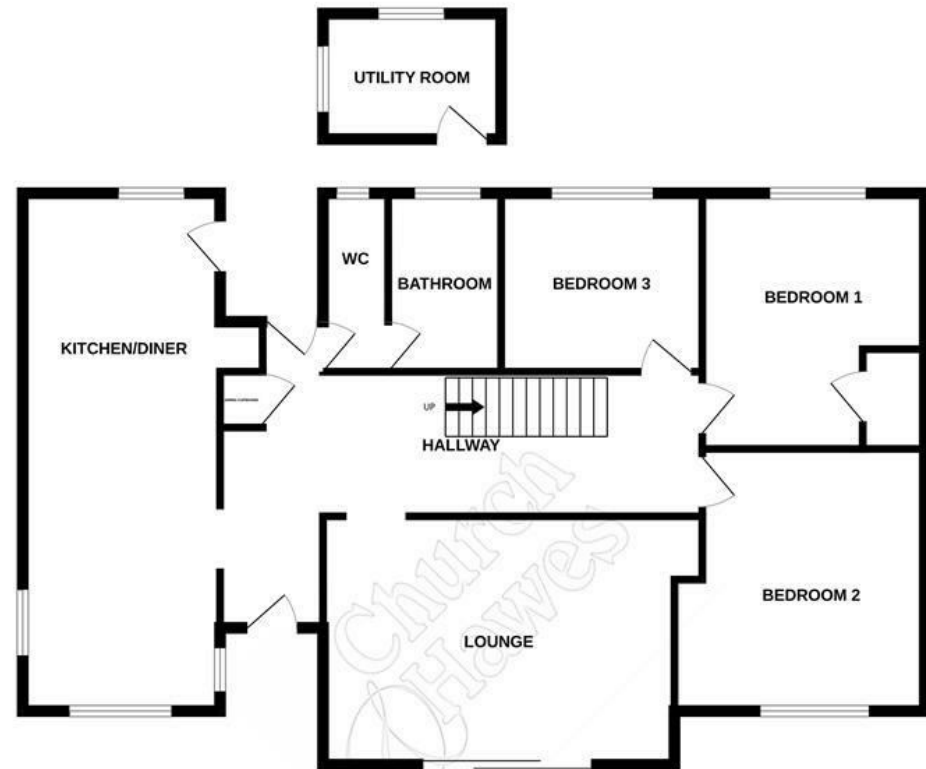
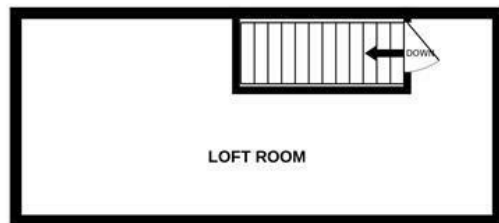


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 16 Victoria Road, South Woodham Ferrers, CM3 5LR

A superb opportunity presents itself in this three bedroom detached bungalow. Standing on approximately a 1/3 of an acre, applicants are advised that is in an extensive project and the property could benefit from either full refurbishment, demolition of the existing property followed by rebuilding or potential for development (subject to the usual planning consents and applications). The plot measures approximately from front to rear 185ft (56 metres) and further accommodates a detached garage and summerhouse. This unique bungalow invites visionaries, developers, and those with an eye for potential. Whether you choose to restore its original charm or embark on a bold transformation, this property promises an exciting prospect. Tenure: Freehold - EPC Rating: F - Council Tax Band: F

Offers invited £585,000

## Accommodation

### Entrance Porch

Hallway: 24'2 x 15'4 max (7.37m x 4.67m max)

Kitchen/Diner: 25'11 x 9'11 (7.90m x 3.02m)

Lounge: 16'2 x 12'5 (4.93m x 3.78m)

Bedroom One: 12'3 x 11'2 (3.73m x 3.40m)

### Ensuite WC

Bedroom Two: 13'2 x 10'9 (4.01m x 3.28m)

Bedroom Three: 8'11 x 7'6 (2.72m x 2.29m)

### Shower Room

### Separate WC

Loft Room: 23'9 x 10'7 (7.24m x 3.23m)

## EXTERIOR

### Brick Built Utility Room

Frontage: 95'6 in depth (approx) (29.11m in depth (approx))

Rear Garden: 62'5 in depth (approx) (19.02m in depth (approx))

Total Plot Front to Rear: 185ft (approx) (56.39mft (approx))

### AGENTS NOTES:

Please Note: no applications have been made by the current owners for this site.

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the

past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

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.

- Three Bedroom Detached Bungalow
- Located in One of the Most Highly Regarded Locations in SWF
- Approximately 1/3 on an Acre Plot
- Masses of Potential
- Multiple Parking Spaces
- Large Accommodation with Potential for Refurbishment
- Excellent Rare Opportunity
- Easy Access to Local Station
- Walking Distance of SWF Centre
- Tenure: Freehold - EPC Rating: F - Council Tax Band: F

