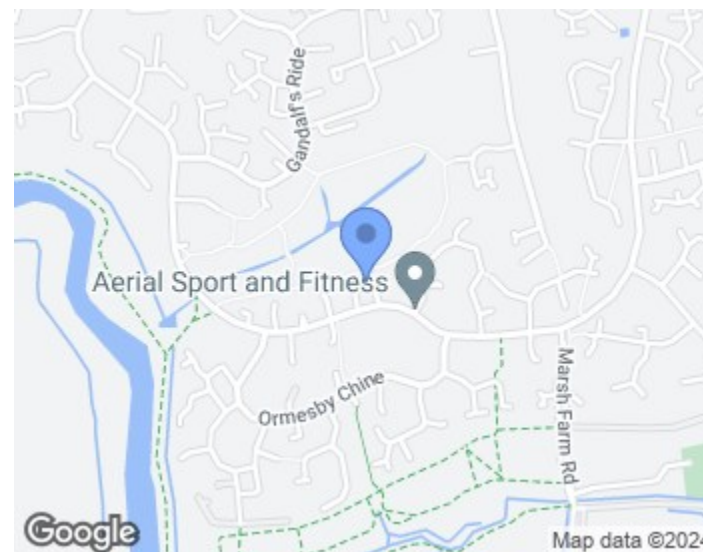


GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



28 Dawberry Place, South Woodham Ferrers, Essex CM3 5ZQ

TO BE SOLD WITH NO ONWARD CHAIN. This freehold one bedroom purpose built cottage style house, situated in a favoured location within a courtyard development on the Southerly side of town, convenient for the country park and walks along the banks of the River Crouch. Accommodation and features include: Replacement PVCu sealed unit double glazed windows, gas radiator central heating, refitted modern kitchen with integrated oven, hob and extractor hood, lounge with attractive feature fireplace, newly installed bathroom with 3 piece suite, and double bedroom. An ideal purchase for first time buyer or investors. **MUST BE SEEN.** Tenure: Freehold - Council Tax Band: B - EPC Rating: E - Please note whilst the property is freehold, there is a service charge of approx. £700 per annum for maintenance of the surrounding area and car park.

£250,000

FRONT

GROUND FLOOR

LOUNGE 12'7" x 11'10" (3.84m x 3.61m)

KITCHEN 11'10" x 9'9" (3.61m x 2.96m)

FIRST FLOOR

LANDING

BEDROOM 13'3" x 8'7" <11'10" (4.04m x 2.62m <3.61m)

BATHROOM 9'5" x 6'11" (2.87m x 2.11m)

EXTERIOR

REAR GARDEN 51'0" x 13'0" (15.54m x 3.96m)

AGENTS NOTE

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.

- Cosy Lounge
- Modern Kitchen/Breakfast Room
- Double Master Bedroom
- Newly Installed White Bathroom
- PVCu Double Glazed Windows
- Gas Radiator Heating via Combi Boiler Fitted 2023
- Allocated Parking Space
- Own 52ft Rear Garden
- Freehold Tenure
- No Onward Chain

