

www.churchandhawes.com

19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF

Tel: 01245 329429

swf@churchandhawes.com

Church & Hawes

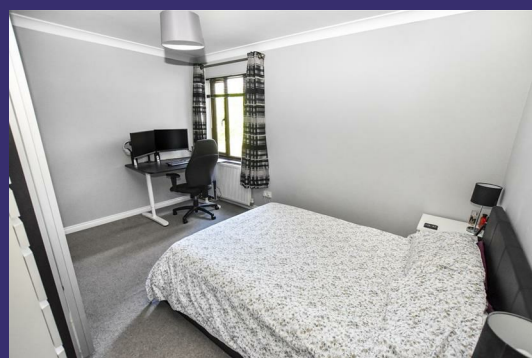
Est.1977

Estate Agents, Valuers, Letting & Management Agents



24 Abbotsleigh Road, South Woodham Ferrers, Essex CM3 5SS Price £215,000

A well presented two bedroom ground floor apartment, featuring medium oak style fitted kitchen, modern white bathroom suite, 2 good size bedrooms, lounge, smooth plaster ceilings, gas fired heating via a 'Combi' boiler, laminate flooring and PVCu double glazed windows. Externally the property offers allocated parking and communal gardens - just a short walk from the town centre, local shops, schools and rail station. Call now to avoid disappointment. Tenure Leasehold. Lease: 155 apx. Ground Rent: £90.00 per annum Service Charge: £1,033.56 per annum EPC: C. Council Tax Band: B.



ACCOMODATION

COMMUNAL HALLWAY

Half obscure glazed entrance door to:

HALL

Smooth plaster and coved ceiling, laminate flooring, airing cupboard, doors to:

BATHROOM

Smooth plaster ceiling, extractor fan, heated chrome ladder towel rail, white suit comprising: Low level WC, pedestal wash hand basin, panel enclosed bath with mixer taps, dual shower and glazed shower screen, tiled to bath and shower area, tiled splash and tiled visible floor.

KITCHEN 9'6 x 6'7 (2.90m x 2.01m)

PVCU sealed unit double glazed window to side, smooth plaster ceiling, wall mounted gas 'Combi' boiler serving heating and hot water systems. Refitted kitchen in medium oak comprising: single drainer stainless steel sink unit with mixer taps inset to work surface, cupboard and storage space under with plumbing for washing machine, integrated dishwasher, adjacent work surface inset 4 ring ceramic electric hob with oven under, black glass splash back, drawers and cupboards under, single base unit, 4 wall cupboards, tiled visible floor.

BEDROOM 13'2 x 10'3 (4.01m x 3.12m)

PVCu sealed unit double glazed window to side, smooth plaster and coved ceiling, radiator.

BEDROOM 10'5 x 8'7 (3.18m x 2.62m)

PVCu sealed unit double glazed window to side, smooth plaster and coved ceiling, radiator, laminate flooring.

LOUNGE 15'8 x 10'4 (4.78m x 3.15m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, radiator. dimmer switch, laminate flooring, TV point.

OUTSIDE

COMMUNAL GARDENS

PARKING

AGENTS NOTE

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 enquiries 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.

GROUND 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.
Made with Metropix ©2024

