



## 48 Tallow Gate, South Woodham Ferrers, CM3 5RX Price £185,000

Welcome to this charming apartment located in the picturesque Tallow Gate. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, guests, or even a home office. The apartment features an allocated car port exclusive to the property. Spanning 473 sq ft, this apartment offers a comfortable living space with a warm and inviting atmosphere. Whether you are looking for a starter home, a cozy retreat, or a smart investment opportunity, this property has the potential to cater to your needs. Situated in the heart of South Woodham Ferrers, this apartment provides easy access to local amenities, schools, parks, and transport links, making it an ideal location for those seeking both convenience and tranquillity. Don't miss out on the chance to make this lovely apartment your own and experience the best of what South Woodham Ferrers has to offer. Contact us today to arrange a viewing and take the first step towards owning or renting your dream home in this desirable location. Tenure: Leasehold - EPC Rating: C - Ground Rent & Service Charges: To Follow - 88 Years Remaining.



## Accommodation

### Second Floor

#### Hallway

Bedroom One: 12' x 8'9 (3.66m x 2.67m)

Bedroom Two: 11'1 x 6'10 (3.38m x 2.08m)

#### Bathroom

Lounge: 12' x 10'9 (3.66m x 3.28m)

Kitchen: 7'9 x 6'10 (2.36m x 2.08m)

#### Exterior

#### Allocated Car Port

#### Landscaped Communal Gardens

#### Secure Bike Shed

#### Visitors Parking

### AGENTS NOTES

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!

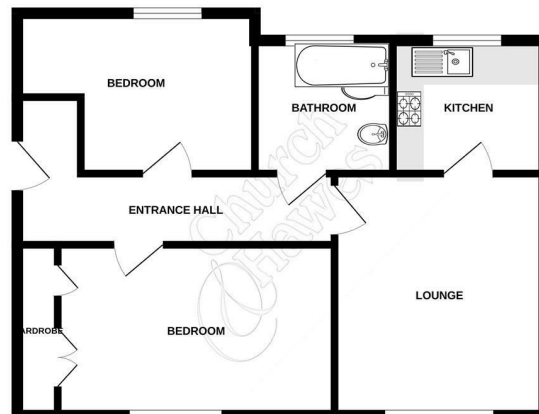
Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, of areas, volumes, heights and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are not intended to be guaranteed and to be taken as given. Made with Metropix 12/24

