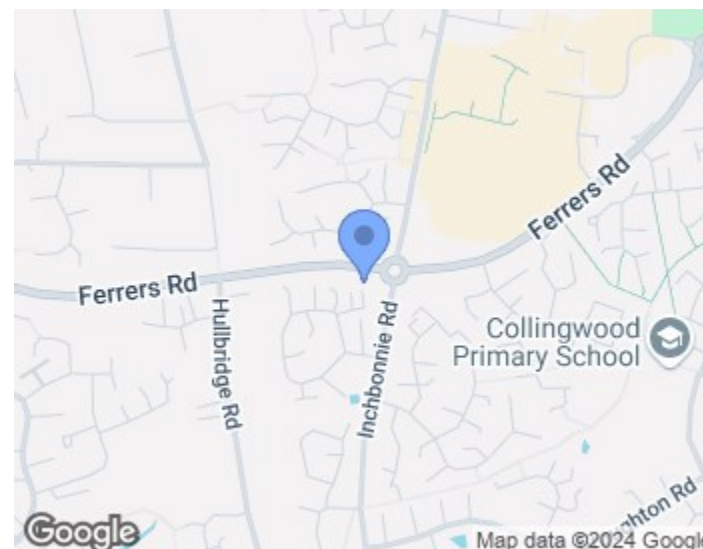


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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108 Littlecroft, South Woodham Ferrers, Essex CM3 5GQ

This delightful second floor apartment comes highly recommended. Boasting a family friendly layout, this sizeable property will comfortably accommodate a couple or small family, with a second bedroom perfect for a home office or child's bedroom. Allocated parking is also included with additional visitors parking. Littlecroft is set in central South Woodham Ferrers and offers exceptional convenience for amenities and shops. Bus routes and the train station are nearby. Road networks are also easily accessible to A130, A12 and A127 - making your commute a breeze! Tenure: Leasehold - EPC Rating: C - 157 Year Lease - Ground Rent: £90 P/A Service Charge: £1,372.80 P/A Council tax band: B



£210,000

GROUND FLOOR

Stairs rising to second floor.

SECOND FLOOR

Entrance door with glazed insert to: -

HALL

Smooth ceiling, two built-in cupboards, door to: -

LOUNGE/DINER 15'2" x 12'4" (4.62 x 3.76)

PVCu sealed unit double glazed window to front, coved cornice to smooth ceiling, radiator, TV point, door to kitchen and inner hall, access to loft space via ladder.

KITCHEN 10'2" x 5'8" (3.10 x 1.73)

PVCu sealed unit double glazed window to rear, coved cornice to smooth ceiling, cupboard concealing gas central heating boiler serving domestic hot water and central heating, tiled splashbacks and half tiled walls, shaker style kitchen comprising single drainer stainless steel sink unit with mixer tap inset work surface with storage space under, plumbing for a washing machine, three wall cupboards.

INNER HALL

Coved cornice to smooth ceiling, doors to: -

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth ceiling, radiator, three piece white suite.

BEDROOM 1 13'6" x 9'7" (4.11 x 2.92)

PVCu sealed unit double glazed window to front, coved cornice to smooth ceiling, radiator.

BEDROOM 2 9'10" x 7'6" (3.00 x 2.29)

PVCu sealed unit double glazed window to rear, coved cornice to smooth ceiling, radiator, laminate floor, TV point.

EXTERIOR

ALLOCATED PARKING
VISITOR PARKING
COMMUNAL GARDENS

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.

- Two Bedrooms
- Shaker Style Kitchen
- Gas Radiator Heating
- PVCU Double Glazing
- Refitted Bathroom
- Allocated Parking Space
- Generous Lounge/Diner
- Well Kept Communal Gardens
- Walking Distance of the Town Centre
- Tenure: Leasehold - EPC Rating: C - 157 Year Lease - Ground Rent: £90 P/A Service Charge: £1,372.80 P/A Council tax band: B

