

[www.churchandhawes.com](http://www.churchandhawes.com)

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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 96 Tallow Gate, South Woodham Ferrers, Essex CM3 5RX

### Price £160,000

To be sold with no onward chain! First floor one bedroom apartment set within the ever popular Tallow Gate development conveniently located just 5 mins from the town centre, whilst being within walking distance of the train station. Features include a bright open plan lounge/diner, fitted kitchen and modern bathroom, PVCu double glazed windows, security entry phone system, well kept communal gardens plus the added advantage of its own allocated car port with addition visitors parking. Leasehold 87 years remaining, service charge £145 per month, council tax band B. EPC rating C.





## GROUND FLOOR

Entered via secure door with entry phone system, leading into well maintained communal hallway, stairs rising to first floor

## ENTRANCE HALL

Entered via solid door into entrance hall, security entry phone handset, built in airing cupboard, doors to all rooms

## BEDROOM 10'8 x 8'5 (3.25m x 2.57m)

PVCu double glazed window to front elevation.

## BATHROOM

White suite comprising panelled enclosed bath with electric shower over, pedestal wash hand basin, low level w.c, fully tiled to bath area, laminate flooring, extractor fan.

## LOUNGE 15'10 x 7'7 (4.83m x 2.31m)

PVCu double glazed window to rear elevation, wall mounted electric heater, archway leading to kitchen/diner

## KITCHEN/DINER 13'4 x 7'2 (4.06m x 2.18m)

PVCu double glazed window to rear elevation, wall mounted heater, wall mounted eye and base level units with co ordinating laminate work surfaces, inset stainless steel single drainer sink unit, inset halogen hob with extractor hood over, integrated electric oven. plumbing for washing machine, space for fridge freezer.

## EXTERIOR

## COMUNAL GARDENS

Extensive well maintained lawns and flower beds

## CAR PORT

Allocated covered car port parking, plus addition visitor parking

## AGENTS NOTES

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.

FIRST FLOOR



ONE BEDROOM APARTMENT

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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