

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

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

Tel: 01245 329429

[swf@churchandhawes.com](mailto:swf@churchandhawes.com)

# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 3 Dawberry Place, South Woodham Ferrers, Essex CM3 5ZQ

Price £217,500

Top floor, two bedroom leasehold purpose built apartment conveniently located close to the Country Park featuring entrance porch and hall, lounge/diner, fitted kitchen, white bathroom suite, security entry phone system, replacement PVCu double glazed windows, allocated parking space, plus visitor parking, outside secure storage cupboard and communal garden. Call now to avoid disappointment. Council Tax band B EPC rating: D Tenure: Leasehold. Note: Our vendors are in the process of extending the lease to 125 years.





### Communal Entrance

Security phone entry system, door to communal hallway, stairs rise to top floor, entrance door to:

### Porch

Textured ceiling door to:

### Hall

Textured ceiling, airing cupboard, doors to:

### Bathroom

PVCu double glazed window to side elevation, textured ceiling, halogen down lights, fully tiled walls, white suite comprising: low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap, shower attachment and electric wall shower with glazed shower screen.

### Bedroom 1 13'1" x 10'0" (3.99m x 3.05m )

Two PVCu double glazed windows to front elevation, textured ceiling, E7 radiator, TV aerial.

### Bedroom 2 9'10 x 9'3 (3.00m x 2.82m)

Two PVCu double glazed windows to side, textured ceiling, access to loft space.

### Lounge 14'10 x 10'10 (4.52m x 3.30m)

Two PVCu double glazed windows to front and window to side elevations, textured and coved ceiling, E7 radiator, TV point, telephone point, arch to:

### Kitchen 9' x 8'4 (2.74m x 2.54m)

Two PVCu double glazed windows to rear and side elevations, textured and coved ceiling, fitted kitchen comprising single drainer stainless steel sink unit with mixer taps inset to work surface with drawers and cupboards and storage space under with plumbing for washing machine, adjacent triple base and drawer unit, further work surface with drawers and cupboards under, inset four ring electric hob with oven under and extractor fan over, four wall cupboards, tiled splash backs to work surfaces, security entry phone control.

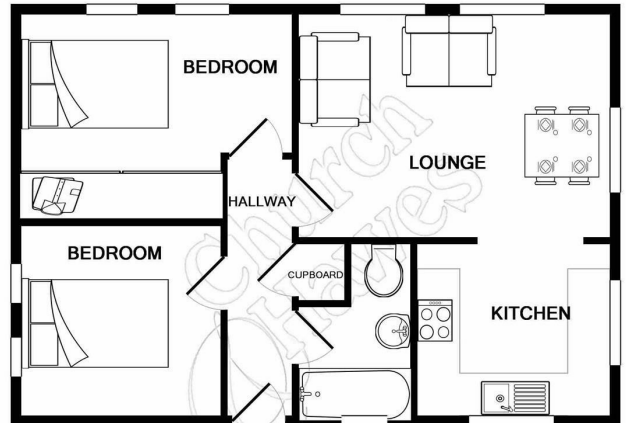
### Exterior

Allocated parking space.  
Communal garden.  
Outside secure storage cupboard.  
Additional visitor car 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 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 Vendors Agents CHURCH & HAWES 01245 329429 WE ARE OPEN Monday to Friday 9am-6pm Saturday 9am-5pm.



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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