



35 Abbotsleigh Road, South Woodham Ferrers, CM3 5SR

This three-bedroom semi-detached family home offers excellent potential in a desirable location. Spanning 757 sq ft across two floors, the ground floor features a generous lounge/diner, separate kitchen, downstairs WC, and understairs storage. Upstairs are three well-proportioned bedrooms and a family bathroom with bath/shower facilities. The private rear garden currently needs attention but offers great landscaping potential with mature borders, established boundaries for privacy, and a paved patio area for immediate outdoor use. The property also has the advantage of a detached garage and parking for up to three vehicles. Early viewing is highly recommended to appreciate the potential this home offers. NO ONWARD CHAIN. Tenure: Freehold - Council Tax Band: C - EPC Rating: To Follow



Offers invited £325,000

Accommodation

GROUND FLOOR

Lounge/Diner: 17'7" x 12'5" (5.37m x 3.79m)

Kitchen: 11'3" x 9'1" (3.42m x 2.76m)

Hallway

Ground Floor WC

Under Stair Storage

FIRST FLOOR

Bedroom 1: 11'8" x 11'3" (3.55m x 3.42m)

Bedroom 2: 11'3" x 9'10" (3.42m x 3.00m)

Bedroom 3: 7'7" x 6'8" (2.31m x 2.02m)

Bathroom:

Landing

Airing cupboard

EXTERIOR

Rear Garden

Detached Garage

34ft Driveway

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending

purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- Three bedroom semi detached house
- Spacious open-plan lounge/diner ideal for family living
- Separate kitchen with space for appliances
- Convenient downstairs WC and storage
- Private rear garden
- Understairs storage providing a practical space
- Semi-detached position in established residential area
- Excellent opportunity for renovation and improvement
- NO ONWARD CHAIN
- Tenure: Freehold - Council Tax Band: C - EPC Rating: To Follow

