



42 Thornborough Avenue, South Woodham Ferrers, CM3 5FN Price £290,000

Nestled within a pleasant treelined walkway, this charming two-bedroom house presents an excellent opportunity for first-time buyers, small families, or those looking to downsize in the desirable South Woodham Ferrers area. This particular home features a spacious kitchen/diner, modern re fitted bathroom suite, PVCu double glazed windows & doors, gas fired central heating, well tendered rear garden with two parking spaces immediately behind the property. Set in a convenient location close to the town centre, residents will benefit from easy access to local amenities, shops, and transport links. Freehold. Council Tax Band B, EPC rating TBC.



GROUND FLOOR

Entered via PVCu double glazed door into: -

LOUNGE 14'2 x 12'8 (4.32m x 3.86m)

Two PVCu double glazed windows to front elevation, radiator, stairs to first floor, door leading into kitchen/diner.

KITCHEN/DINER 12'8 x 9'5 (3.86m x 2.87m)

PVCu double glazed window & door to rear elevation. Fitted with a range of eye & base level units, laminate work surfaces with inset stainless steel sink unit, space for cooker with extractor hood over, plumbing for washing machine, ceramic tiled floor.

FIRST FLOOR

LANDING

Access to loft, doors to all first floor rooms.

BEDROOM ONE 10' x 9'7 (3.05m x 2.92m)

PVCu double glazed oriel bay window to front elevation, built in double wardrobe, built in airing cupboard housing hot water cylinder, radiator.

BEDROOM TWO 12'9 x 6'8 (3.89m x 2.03m)

PVCu double glazed window to rear elevation, radiator.

BATHROOM

Modern three piece white suite comprising shower bath with shower over, vanity unit with inset wash basin, low level w.c, fully tiled to walls & floor, chrome heated towel rail.

EXTERIOR

REAR GARDEN 34 ft (10.36m ft)

Commencing paved patio area, remainder laid to lawn with hard stand for shed, pathway leading to to rear gate, with parking behind.

PARKING AREA

Communal parking area with two allocated spaces.

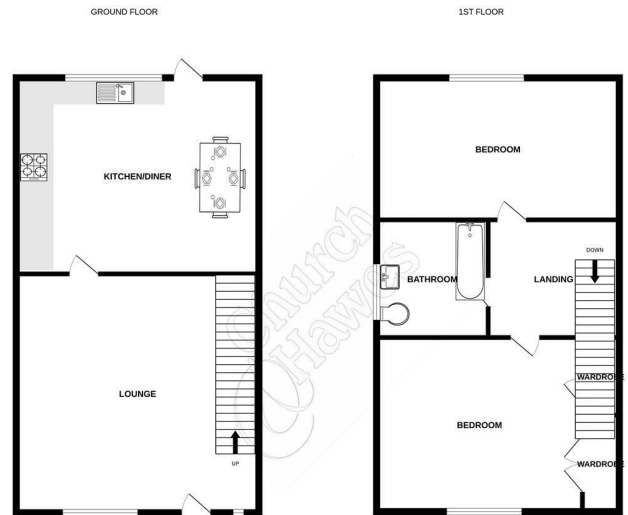
AGENTS NOTES

Agents Note & Money Laundering & Referrals

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.



While 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 misstatement. This plan is for guidance purposes only and should be used as part of the prospective purchaser. The dimensions, fixtures and fittings shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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