



2 Thornborough Avenue, South Woodham Ferrers, Essex CM3 5FN

Price £260,000

No onward chain, semi detached, bungalow, conveniently situated just a short walk from the town centre shopping facilities and bus stop yet still accessible to the local rail station. The extended accommodation offer 1/2 bedrooms, lounge, shower room with white suite, kitchen with white high gloss units, dining room/bedroom 2. All with gas heating and PVCu double glazed windows, externally there is a driveway to the front elevation, an allocated parking in a car park nearby and remote garden. Tenure Freehold. Council Tax Band A. EPC Rating C.



ACCOMMODATION

Composite, half stain glass sealed unit double glazed door to:

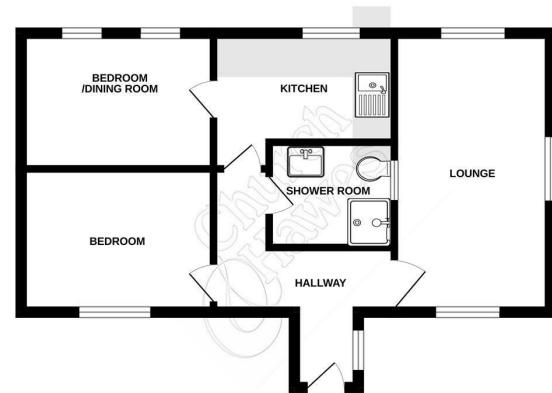
HALL

PVCU sealed unit double glazed window to front, textured ceiling, radiator, laminate flooring, ventilation extractor fan, doors to:

LOUNGE 13'10 x 8'4 (4.22m x 2.54m)

PVCU sealed unit double glazed window to front, side and rear, smooth plaster ceiling, radiator, laminate flooring, access to secondary loft space.

GROUND FLOOR



BEDROOM 1 9'11 x 7'4 (3.02m x 2.24m)

PVCU sealed unit double glazed window to front, textured and coved ceiling, radiator, laminate flooring

KITCHEN 9'3 x 5'3 (2.82m x 1.60m)

PVCU sealed unit double glazed window to rear, textured ceiling, fan assisted wall heater, laminate flooring, wall mounted gas 'combi' boiler serving heating and hot water. White high gloss kitchen units comprising, single drainer stainless steel sink unit with mixer taps inset to work surface with drawers and cupboards under, adjacent work surface with cupboard and storage space under with plumbing for washing machine and single base unit forming cooker recess, tiled splash backs to work surfaces, 3 wall cupboards. Door to:

DINING ROOM BEDROOM 2 9'11 x 7 (3.02m x 2.13m)

PVCU sealed unit double glazed window to rear, textured and coved ceiling, radiator, laminate flooring.

SHOWER ROOM

Obscure PVCU sealed unit double glazed window, textured ceiling, heated chrome towel rail, tiled visible floor, 2/3 tiled visible walls, tiled to shower cubicle, white suite comprising, Low level WC, pedestal wash hand basin, shower tray with glazed screen and door, extractor fan.

OUTSIDE

FRONT

Block paved parking space, side access leading to remote rear garden

ALLOCATED PARKING SPACE

Situated in a car park nearby.

REMOTE GARDEN

AGENTS NOTE

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.

