



## 8 Tutors Way, South Woodham Ferrers, Essex CM3 5FB £240,000

Discover the charm of this cottage living with this delightful one-bedroom house, the perfect property for first time buyers and downsizers. Nestled in a location a stone's throw from the bustling town centre, this property boasts a cosy lounge, ideal for relaxing. The well-stocked kitchen/breakfast room is a dream for culinary enthusiasts, while the double glazing and gas central heating ensure your new home is a warm and inviting retreat all year round. Parking woes are a thing of the past, with ample off-street parking for three vehicles and an adjoining covered carport. The 50ft rear garden offers a private oasis for gardening or simply enjoying the outdoors. Plus, with easy access to the railway station, this is the perfect commuter home. This freehold property comes with an EPC Rating of D and falls under Council Tax Band B.





## Accommodation

### GROUND FLOOR

Lounge: 12'6 x 11'9 (3.81m x 3.58m)

Kitchen: 11'9 x 6'7 (3.58m x 2.01m)

### FIRST FLOOR

#### Landing

Bedroom: 12'2 x 11'9 max (3.71m x 3.58m max)

#### Three Piece Bathroom

Exterior 50ft in depth (approx) (15.24mft in depth (approx))

#### Agents Note

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

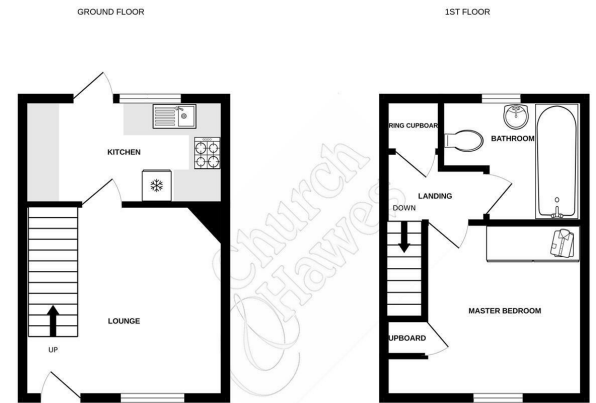
Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

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.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and the plot area are approximate and are not intended to be used for any purpose other than the general guide. The plans are for information purposes only and should not be used for any other purpose. The services, fixtures and appliances shown have not been tested and no guarantee is made as to their operability or efficiency. Call 01245 329429.

