



Tallow Gate, South Woodham Ferrers, Chelmsford

£160,000

- 15'10 L-SHAPED LOUNGE DINER
- 10'10 BEDROOM
- COVERED ALLOCATED PARKING
- WITHIN A MILE OF STATION
- 7'2 KITCHEN
- BATHROOM - WHITE SUITE
- ENTRY PHONE SECURE ACCESS
- DOUBLE GLAZED WINDOWS

1 1 1 D

Council Tax Band: B



APPLICANTS NOTE
THE KITCHEN UNIT
LAYOUT HAS BEEN
ALTERED FROM THE IMAGE
DISPLAYED.

COMMUNAL HALL

Via entry phone system
with stairs to second floor.

ENTRANCE HALL

With cupboard housing
cylinder, entry phone.

L-SHAPED LOUNGE/DINER

15'1 x 15'2 (7'8)

Light and airy due to the 2
double glazed windows
facing to the rear, wall
mounted electric heater to
be fitted (untested). Open
plan to :

KITCHEN

7'2 x 6'

With range of base and
wall mounted units
providing drawer and
cupboard space, work tops
extending to incorporate
inset sink with cupboard
beneath. Built in oven and
hob with extractor
(untested).. Space for
fridge/freezer and
washer/dryer.

BEDROOM

10'10 x 8'4

With double glazed window
to front, electric heater
(untested), access to large
loft space.

BATHROOM

With 3 piece white suite
comprising low level W.C.,

wash hand basin and bath
unit with shower
(untested) and screen with
extractor (untested).
Dimplex fan heater
(untested).

COMMUNAL GARDENS

There are communal
gardens to front and rear
with easy pedestrian
access to town centre
shops.

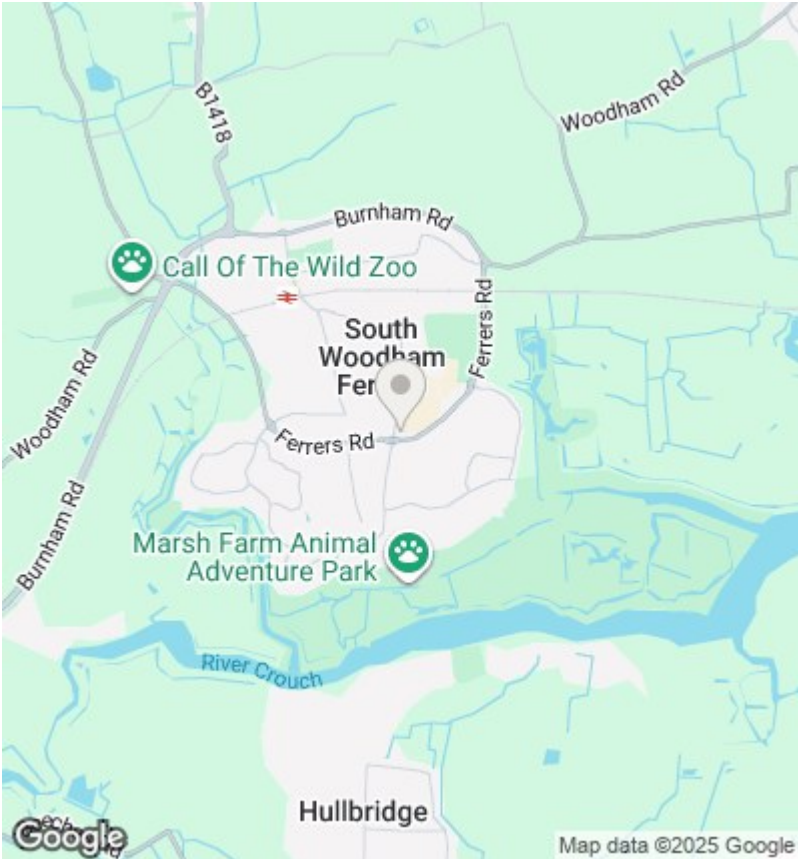
COVERED PARKING FOR 1 VEHICLE

There is a car port
providing covered allocated
parking for 1 vehicle with
permit visitors parking also
available. There is also a
bin-store to rear.

LEASEHOLD INFO TO BE CONFIRMED

We understand there are
approximately 87 years
remaining of the 125 year
lease from 1 July 1987
with ground rent
amounting to £95 x 2 six
monthly and service
charges of approximately
£765 x 2 (03/12/25).

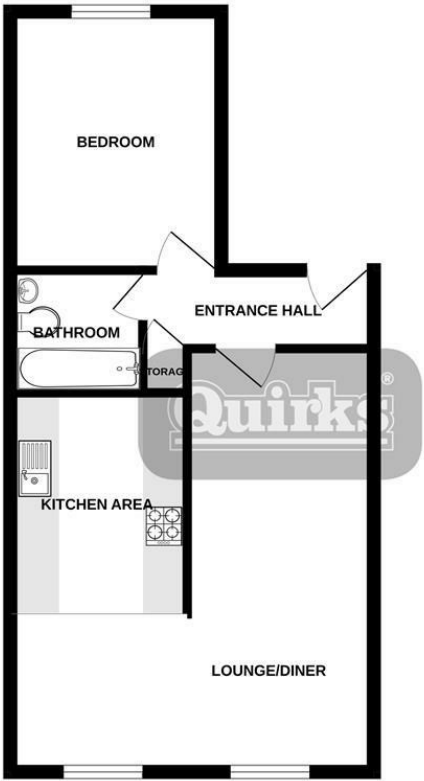




GROUND FLOOR

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017 Made with Metropix ©2025