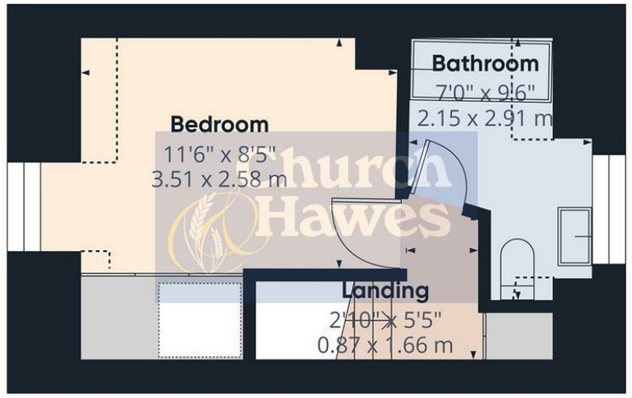


Floor 0



Floor 1

Approximate total area(1)

419 ft²
38.9 m²

Reduced headroom

29 ft²
2.7 m²

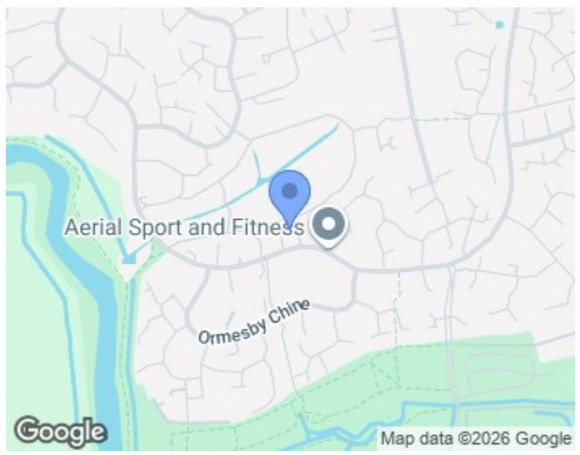
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



13 Dawberry Place, South Woodham Ferrers, Essex CM3 5ZQ

A well-presented one-bedroom leasehold house with 960 years remaining on lease, situated on Dawberry Place, offering modern and comfortable living accommodation throughout.

The property is in turn key condition and has been tastefully maintained, featuring a modern kitchen and contemporary bathroom, making it an ideal choice for a first-time buyer, professional or investor.

The accommodation provides a bright and practical living space, with the added benefit of a communal garden and an allocated parking space.

Located on Dawberry Place, the property offers a convenient and low-maintenance lifestyle, combining modern interiors with useful outdoor and parking facilities.

Leasehold- EPC TBC- Council Tax Band B

Price £225,000

Church Hawes Countryside COVERING MID ESSEX TO THE EAST COAST SINCE 1977 The Property Ombudsman

FIRST FLOOR

LANDING
Textured ceiling, fitted carpet, built-in storage cupboard, doors to: -

BEDROOM 12'10" x 8'5" (3.91 x 2.57)
Single glazed window to front, textured ceiling, access to loft space with light via ladder housing combi boiler serving domestic hot water and central heating, radiator, fitted carpet, TV point.

BATHROOM 9'00 x 6'05 (2.74m x 1.96m)
Single glazed window to rear, coved cornice to textured ceiling with spot lights, ladder rail radiator, three piece suite comprising dual flush low level w.c., pedestal wash hand basin with mixer tap, panel enclosed bath with glazed splash screen and electric shower over, fully tiled to walls and floor.

GROUND FLOOR
Canopy porch, cottage style entrance door to: -

LOUNGE 12'10" x 11'10" (3.91 x 3.61)
Single glazed window to front, coved cornice to textured ceiling, radiator, brick feature fireplace with inset gas flame fire, stairs to first floor, cupboard housing consumer unit and meters, TV point, open to: -

KITCHEN 11'9" x 6'8" (3.58 x 2.03)
Single glazed window and door to rear, coved cornice to textured ceiling with spotlights, refitted maple "shaker style" eye and base units with complementing rolled edge work surface, stainless steel sink drainer with mixer tap, integrated gas hob and electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, tiled splashbacks and tiled floor, under cupboard lighting.

EXTERIOR

FRONTAGE
Stone covered flower bed, outside light.
ONE ALLOCATED PARKING SPACE
VISITORS PARKING

REAR
Paved patio area, timber fence panels, brick storage shed, open to rear
COMMUNAL GARDENS

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

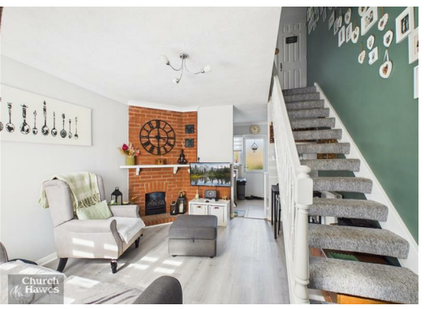
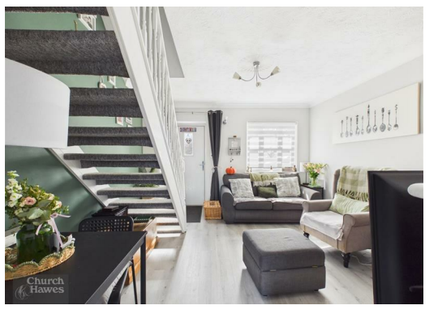
A verification fee payable in advance of £40 per person (including VAT) will apply.

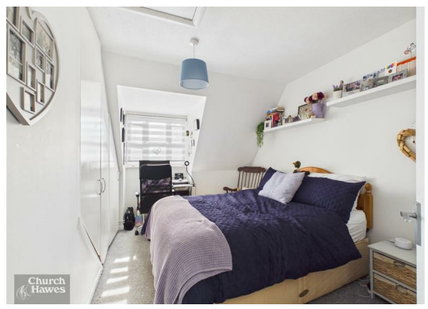
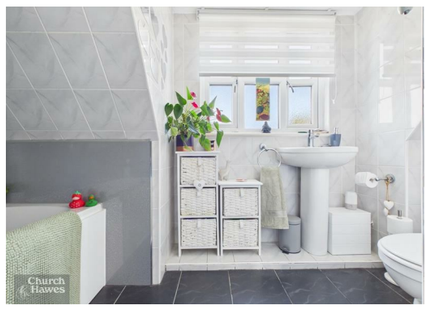
These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

- ONE BEDROOM HOUSE
- LOUNGE/DINER
- MODERN BATHROOM
- CONTEMPOARY KITCHEN
- ALLOCATED PARKING
- COMMUNAL GARDEN
- GAS RADIATOR HEATING
- LEASEHOLD 960 YEARS REMAINING
- EPC TBC
- COUNCIL TAX BAND B

COVERING MID ESSEX TO THE EAST COAST SINCE 1977