

Floor 0



Floor 1

Approximate total area(1)

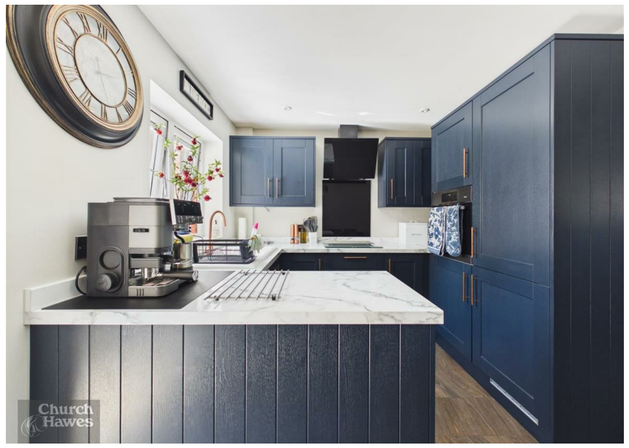
858 ft²

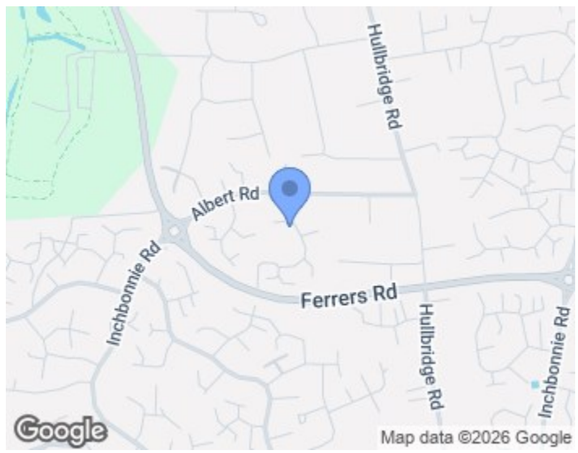
79.8 m²

(1) Excluding balconies and terraces

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
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Estate Agents, Valuers, Letting & Management Agents



22 Coburg Place, South Woodham Ferrers, Essex CM3 5LY

Modern Two-Bedroom End-Terraced Home with Garage, Extensive Driveway & Landscaped Garden – Chain Free
Located in the popular and sought-after town of South Woodham Ferrers, this attractive two-bedroom end-of-terraced house offers well-proportioned accommodation, excellent outside space and the considerable benefit of being sold chain free.
The property is ideally suited to first-time buyers, couples, small families or those looking for a manageable home with generous parking and garden space.
Internally, the property offers a comfortable and practical layout, with a welcoming reception area, well-equipped kitchen and two bedrooms, complemented by a modern bathroom. The home provides a great balance of living and bedroom space, while offering scope for a new owner to personalise and make their own.
To the front, the property benefits from an expansive driveway, providing excellent off-road parking and access to the garage – a particularly useful feature for storage, parking or those requiring additional practical space.
One of the property's standout features is the large, beautifully landscaped rear garden. Offering a private and attractive outdoor space, it provides plenty of room for entertaining, relaxing, gardening and family use, with established planting and areas designed to create an appealing garden retreat.
FREEHOLD, EPC RATING D and COUNCIL TAX BAND C.

£360,000

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

Lounge 72'2"'29'6" x 45'11"'0'0" (22'9 x 14'00)
Open plan lounge with access to stair case and porch alongside open plan diner leading into kitchen.

Kitchen 8'9" x 6'5" (2.69 x 1.98)
Modern fitted kitchen with window to the rear with breakfast bar area.

Porch/Lean to to rear 7'4" x 4'3" (2.26 x 1.32)
Access from kitchen to the rear garden.

Bedroom 1 14'0" x 8'11" (4.27 x 2.74)
Double bedroom with fitted wardrobes, double glazed window and radiator.

Bedroom 2 9'8" x 8'9" (2.97 x 2.69)
Double bedroom with fitted wardrobes, double glazed window and radiator.

Shower Room 6'2" x 6'0" (1.88 x 1.83)
Shower room with full sized shower, WC and hand basin with heated towel rail.

Utility room 7'4" x 4'5" (2.26 x 1.37)
Utility room with access from the rear garden with plumbing and sink area.

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.

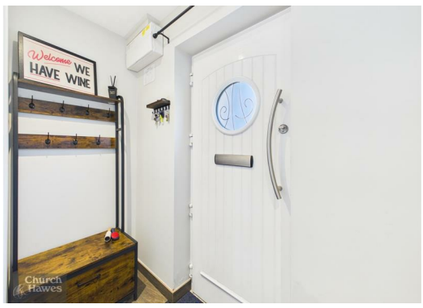
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

- Modern Throughout
- Two Double Bedrooms
- Large Landscaped Garden
- Parking For Multiple Cars
- Garage
- Close To Local Shops & Amenities
- Chain Free
- Council Tax Band C
- Freehold
- EPC Rating D





COVERING MID ESSEX TO THE EAST COAST SINCE 1977