



**Tallow Gate, South Woodham Ferrers CHELMSFORD CM3 5RX**



***Welcome to***

**Tallow Gate, South Woodham Ferrers CHELMSFORD**

**\*\*GUIDE PRICE £140,000 - £150,000\*\* IDEAL FIRST TIME BUY.** A well presented apartment situated in the POPULAR AREA OF SOUTH WOODHAM, offering BRIGHT AND COMFORTABLE LIVING, as well as ALLOCATED RESIDENTS PARKING and conveniently positioned CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.



### **Entrance Porch**

Front door leading to :-

### **Entrance Hall**

Herringbone flooring, doors to :-

### **Lounge**

15' 4" max x 14' 1" ( 4.67m max x 4.29m )

Double glazed UPVC window to rear, contemporary radiator.

### **Kitchen**

7' 7" x 5' 11" ( 2.31m x 1.80m )

Double glazed UPVC window to front, modern fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven, hob and extractor, space for washer/dryer and under counter fridge freezer.

### **Bedroom**

14' 1" x 12' 6" max ( 4.29m x 3.81m max )

Double glazed UPVC window to front.

### **Shower Room**

7' 7" max x 5' 11" ( 2.31m max x 1.80m )

Double glazed UPVC window to rear, modern white suite comprising shower, low level WC and vanity basin.

### **Outside**

The development is set within attractive communal gardens.

### **Parking**

Allocated parking space.



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**Welcome to**

**Tallow Gate, South Woodham Ferrers  
CHELMSFORD**

- One Double Bedroom
- Close to Shops and Amenities
- Close to Station
- Ideal for First Time Buyers

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 72.50

Ground Rent: 72.50

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104591 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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