



**Church  
Hawes**  
churchandhawes.com

Central Avenue, Chelmsford , CM3 6DE  
Price £75,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set within a quiet and well-maintained over-50s residential development, this park home offers comfortable and well-proportioned living accommodation.

The property opens into an entrance hall with generous built-in storage, leading through to a bright dual-aspect living and dining room that enjoys plenty of natural light. The kitchen is conveniently positioned, alongside a double bedroom and a family bathroom.

While the home would benefit from some modernisation, it presents an excellent opportunity for buyers looking to create a peaceful and personalised retreat.

Externally, the property features a low-maintenance private garden, ideal for relaxing outdoors. Residents and visitors also benefit from access to a communal parking area, conveniently located at the heart of the development.



**ACCOMMODATION COMPRISES:****ENTRANCE HALLWAY:****BEDROOM: 12'1 x 6'6 (3.68m x 1.98m )****KITCHEN: 11'9 x 7'3 (3.58m x 2.21m )****LIVING/DINING ROOM: 11'9 x 10'2 (3.58m x 3.10m)****BATHROOM:****EXTERIOR:**

Small low maintenance garden.  
Communal parking area.

**ALTHORNE:**

Althorne is a small village which benefits from a railway station with direct trains to London Liverpool Street (at peak times), a village pub, church and two vineyards with cafe facilities. The nearby towns of South Woodham Ferrers, Maldon and Burnham-on-Crouch provide a good range of shopping, educational and recreational facilities. Burnham-on-Crouch is a riverside town renowned for its long established yacht clubs and marina and the historic market town of Maldon offers an array of restaurants, public houses, shops, waterside public houses and the famous Promenade Park.

**TENURE & COUNCIL TAX BAND:**

The Vendor advises the property is being sold freehold and is Tax Band A.

The Vendor advises there is a Ground Rent of £184.97 to cover water rates - Other Fees TBC.

Fully Residential, No Pets. No Children. Over 50s Only.

**AGENTS NOTES:**

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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**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 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.



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