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Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents

110 Tallow Gate, South Woodham Ferrers, CM3 5RX

Price £210,000

This two-bedroom GROUND FLOOR apartment in Tallow Gate offers a good-sized, well-designed living space. The generous reception room creates a welcoming hub for daily life, while both bedrooms provide good proportions throughout. The property sits in an established South Woodham Ferrers community with local shops, schools, and green spaces nearby. The practical layout makes the most of the available space, and the location balances residential quiet with everyday convenience. Whether you're a first-time buyer, a couple looking for the right size, or considering downsizing, this apartment delivers straightforward living in a popular area.. Tenure: Leasehold - 86 Years Remaining - Service Charges: £1590 - Ground Rent: £190 Council Tax Band: B - EPC Rating: D

Hallway
The hallway connects the main rooms of the property, offering access to the lounge, kitchen, bedrooms, and bathroom. It provides a practical flow through the home.

Lounge/Diner 20'2" x 10'8" (6.15m x 3.26m)
This bright lounge and dining area is spacious and welcoming, featuring double doors that allows plenty of natural light to fill the room and open out to the communal gardens. There is ample space for comfortable seating and a dining table, creating an inviting spot to relax or entertain guests.

Kitchen 16'9" x 9'5" (5.11m x 2.88m)
The kitchen is fitted with modern units in a calm grey tone, complemented by light countertops and a tiled splashback. Practical and well-organised, it includes integrated appliances and windows that provide natural light and ventilation, making it a pleasant space for cooking.

Bedroom 1 13'10" x 10'5" (4.23m x 3.18m)
Bedroom one is a well-proportioned room with fitted wardrobes along one wall, offering excellent storage. The window allows natural light to brighten the space, creating a restful environment that easily accommodates a double bed and additional furniture.

Bedroom 2 8'9" x 6'1" (2.67m x 1.86m)
Bedroom two is a smaller, charming room that would suit a child or use as a study. It features a window that brings in natural light and enough space for a single or bunk beds and storage units.

Bathroom 8'9" x 6'6" (2.67m x 1.99m)
The bathroom is neatly presented with contemporary tiles and a modern suite. It includes a shower with a glass screen, a pedestal basin, and a toilet, all arranged to maximise the use of space comfortably.

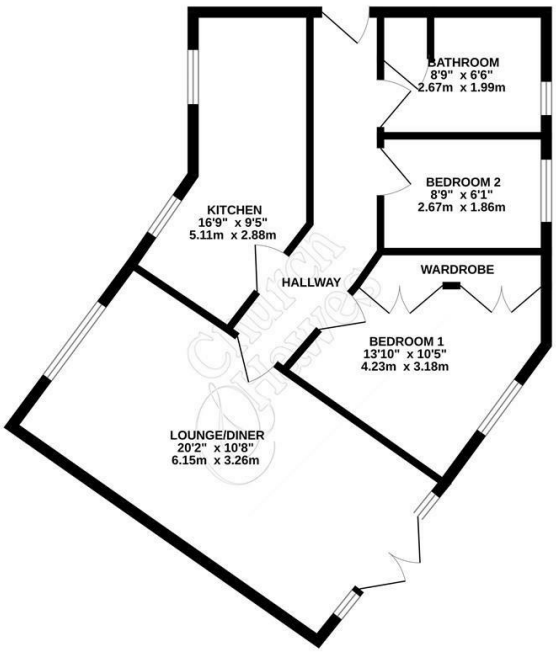
Agents Note, Money Laundering & Referrals

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.

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

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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