



67 Thornborough Avenue, South Woodham Ferrers, CM3 5FW Price £190,000

To be sold with no onward chain. Ground floor two double bedroom apartment conveniently situated close to the town center, set within communal grounds this spacious apartment features security entry phone system, spacious lounge, modern bathroom suite, fitted kitchen, PVCu double glazed windows, plus allocated parking and visitor parking. Leasehold 953 years remaining. Service charge £2,311. council tax band . EPC rating D



COMUNAL ENTRANCE HALL

Entered via entry phone system, leading to carpeted entrance hall.

HALLWAY

Entered via solid door into entrance hall, wall mounted entry phone handset, built in airing cupboard, doors leading to all rooms.

BEDROOM ONE 12'4 x 10'11 (3.76m x 3.33m)

PVCu double glazed window to rear elevation, electric storage heater.

BEDROOM TWO 10'8 x 7'7 (3.25m x 2.31m)

PVCu double glazed window to rear elevation, wall mounted storage heater.

BATHROOM

PVCu double glazed window to side elevation, fully tiled to walls, three piece white suite comprising Panel enclosed bath, pedestal wash hand basin, low level w.c, chrom heated towel rail.

LOUNGE 15'6 x 11'1 (4.72m x 3.38m)

PVCu double glazed window to front elevation, wall mounted electric storage heater, door leading to kitchen.

KITCHEN 10'6 x 7'4 (3.20m x 2.24m)

PVCu double glazed window to front elevation, fitted with a range of eye & base level units, laminate work surfaces, inset stainless steel single drainer sink unit with mixer tap, integrated electric oven with halogen hob over, plumbing for washing machine, space for fridge/freezer.

EXTERIOR

Communal gardens laid to lawn

ALLOCATED PARKING, PLUS VISITOR SPACES.

AGENTS NOTES

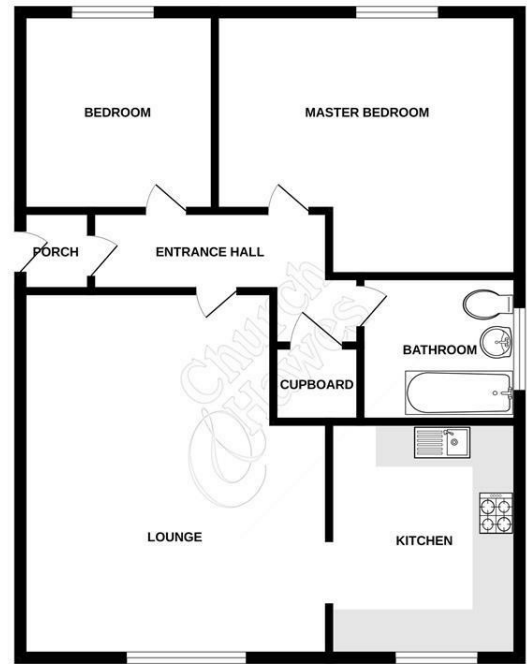
Agents Note & Money Laundering & Referrals

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



2 BEDROOM GROUND FLOOR APARTMENT

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 is given as to their operability or efficiency can be given. Made with Mergo 12/2024

