



31 Abbotsleigh Road, South Woodham Ferrers, CM3 5SR

£175,000

Nestled in the charming area of Abbotsleigh Road, South Woodham Ferrers, this delightful apartment presents an excellent opportunity for first-time buyers. The property features a well-proportioned lounge/diner. The double bedroom offers a peaceful retreat, perfect for unwinding after a long day. The apartment also includes a modern bathroom. Another standout feature of this property is the allocated parking, providing you with the convenience of having your own designated space. South Woodham Ferrers is a vibrant community with a range of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected, making it simple to access Chelmsford and beyond, whether for work or leisure. This apartment is not just a property; it is a wonderful opportunity to step onto the property ladder in a desirable location. With its appealing features and prime location, this home is sure to attract those looking for a perfect blend of comfort and convenience. Do not miss the chance to make this charming apartment your own. Tenure: Leasehold - 153 years remaining - Council Tax Band: A - Service Charge: £1,511 - Ground Rent: £75 per annum EPC:C



Accommodation

SECOND FLOOR

Entrance Porch

Hallway

Lounge/Diner: 17'9 x 15'9 reducing to 8'9 (5.41m x 4.80m reducing to 2.67m)

Kitchen: 8'8 x 8'1 (2.64m x 2.46m)

Bedroom: 13'3 x 8'9 (4.04m x 2.67m)

Modern Bathroom

Two Storage Cupboards

EXTERIOR

Allocated, Numbered Parking

Well Maintained Communal Gardens

AGENTS NOTE:

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

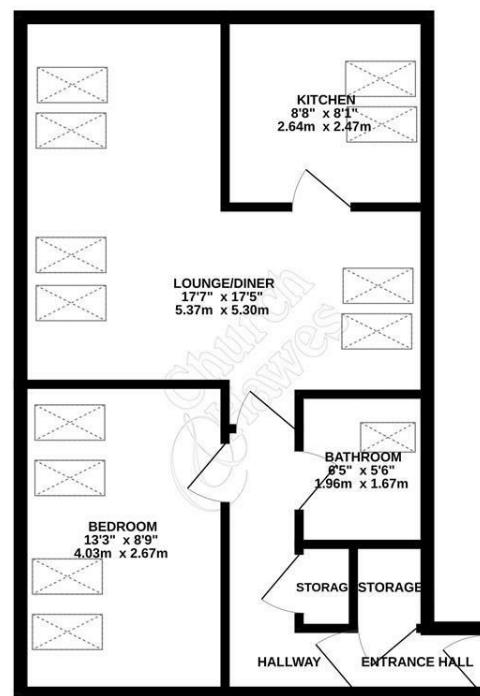
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself 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.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquiries with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

SECOND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the above information, measurements of doors, windows 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 plan is not to scale and has not been tested and no guarantee is given as to their operability or efficiency can be given.
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