

www.churchandhawes.com
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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



2 Abbotsleigh Road, South Woodham Ferrers, CM3 5SS Price £195,000

Offered for sale with NO ONWARD CHAIN! Two bedroom ground floor apartment conveniently situated just a short walk of the town center, featuring two double bedrooms, fitted kitchen, white bathroom suite, PVCu double glazed windows, gas fired central heating, plus allocated car parking. Leasehold 155 years remaining, service charge £1.033 p.a Ground rent £90p.a Council tax band B. EPC rating D.



ENTRANCE HALL

Entered via solid door leading into hallway. built in storage cupboard, doors to all rooms.

LOUNGE 15'7 x 10'5 (4.75m x 3.18m)

Two PVCu double glazed windows to rear elevation, radiator, laminate flooring, coved to ceiling.

KITCHEN 8'11 x 6'7 (2.72m x 2.01m)

PVCu double glazed window to front elevation, eye & base level units, laminate work surfaces with inset sink unit, space for cooker & fridge freezer, plumbing for washing machine, wall mounted gas combi boiler.

BEDROOM ONE 10'5 x 10'3 (3.18m x 3.12m)

PVCu double glazed window to rear elevation, radiator, laminate flooring, smooth plaster ceiling.

BEDROOM TWO 10'5 x 8'9 (3.18m x 2.67m)

PVCu double glazed window to front elevation, radiator, smooth plaster ceiling.

BATHROOM

Three piece white suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c, majority tiled, extractor fan, chrome heated towel rail, PVCu obscure double glazed window to front elevation.

EXTERIOR

ALLOCATED & VISITORS PARKING SPACES
COMMUNAL GARDENS, BIN STORAGE AREA

AGENTS NOTE

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 enquires 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

GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 3D/2D

