

www.churchandhawes.com

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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



87 Thornborough Avenue, South Woodham Ferrers, ESSEX CM3 5FW Price £160,000

TO BE SOLD WITH NO ONWARD CHAIN. One bedroom top floor flat benefits from refitted white bathroom with electric shower, fitted kitchen with oven and hob, replacement PVCu Windows, bedroom, lounge, security phone entry system, electric heaters and parking. IDEAL INVESTMENT OR FIRST PURCHASE. apc 950 years to remain on the lease, ground rent 'peppercorn', maintenance to be confirmed. Council tax band B. EPC Rating D.



ACCOMMODATION

Communal entrance door with security phone entry system, stairs rise to second/top floor, Entrance door to:

HALL

Textured ceiling, E7 radiator and cover, access to loft space, security phone entry control, doors to:

BATHROOM

PVCu sealed unit double glazed window to side, textured ceiling, wall mounted fan assisted heater, refitted White suite comprising: Low level WC, pedestal wash hand basin, panel enclosed bath with electric shower over and glazed shower screen. tiled to bath and shower and tiled splash backs.

LOUNGE 13 x 10'5 (3.96m x 3.18m)

PVCu sealed unit double glazed window to front, textured ceiling, E7 radiator, TV point, telephone point.

BEDROOM 10,2 x 9'8 (3.05m,0.61m x 2.95m)

PVCu sealed unit double glazed captains bay window to rear, textured ceiling, convactor heater.

KITCHEN 10 x 7'3 (3.05m x 2.21m)

PVCu sealed unit double glazed window to rear, textured ceiling, airing cupboard, fitted kitchen comprising: single drainer stainless steel sink unit with mixer taps inset to work surface with drawers and cupboards and storage space under, adjacent work surface with drawers and cupboards and storage space under. further work surface with inset 4 ring ceramic hob with extractor fan over and oven under, 4 wall cupboards, tiled splash backs.

OUTSIDE

PARKING & VISITORS PARKING

COMMUNAL GARDENS

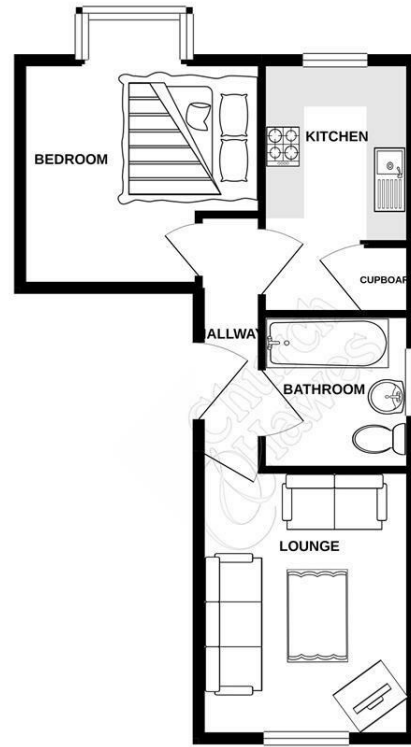
BIN STORAGE ROOM

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

GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 455 sq.ft. (42.2 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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