

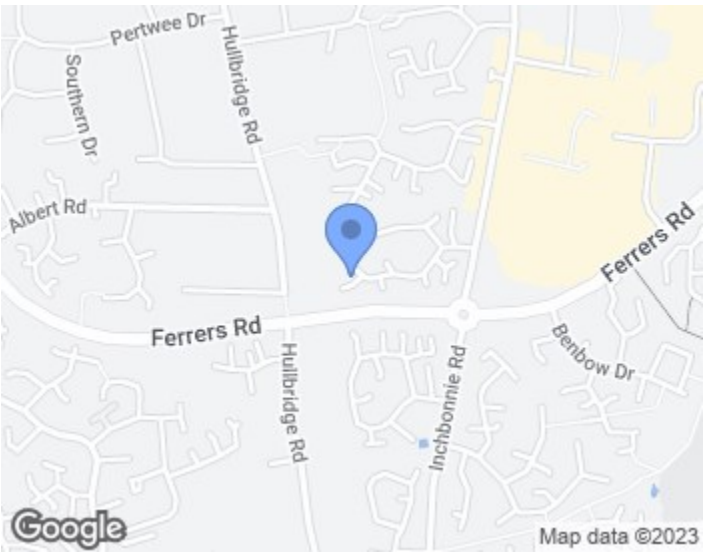
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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83 Abbotsleigh Road, South Woodham Ferrers, Essex CM3 5SR

TO BE SOLD WITH NO UPWARD CHAIN. Conveniently located for the town centre and local schools yet still accessible to the local rail station. Constructed by Messrs DL & P Luck during the early 80's this terraced 3 bedroom freehold house boasts, PVCu double glazing, gas heating with a 'combi' boiler, refitted bathroom with a white suite, refitted white kitchen with white quartz work surfaces, dual aspect lounge diner, externally there is parking for 2 cars and a garage, the rear garden is approx 44' in length, all presented to a good decorative order. Council Tax Band: C. EPC Rating C.

Price £320,000





ACCOMODATION

FIRST FLOOR

LANDING

Smooth plaster ceiling, airing cupboard, access to loft space housing gas boiler serving heating and hot water, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, extractor fan, tiled visible floor, refitted white suite comprising: Low level WC, vanity wash hand basin, panel enclosed bath with mixer taps, mixer shower over with glazed shower screen, tiled to bath and shower area.

BEDROOM ONE 11'8 x 10'2 (3.56m x 3.10m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator, wardrobes to remain.

BEDROOM TWO 10'2 x 8'6 (3.10m x 2.59m)

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

BEDROOM THREE 9 x 7'4 (2.74m x 2.24m)

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

GROUND FLOOR

Hardwood half obscure stain glass entrance door to:

HALL

Smooth plaster ceiling, radiator, stairs rise to first floor, understairs cupboard, doors to:

KITCHEN 13 x 7,9 (3.96m x 2.13m,2.74m)

PVCu sealed unit double glazed window to rear, half PVCu sealed unit double glazed door to garden, smooth plaster ceiling, radiator, refitted White kitchen with white quartz work surfaces comprising: Stainless steel underslung sink bowl, mixer taps inset to work surface, cupboards under, adjacent work surface with drawers, cupboards and space under with plumbing for both dishwasher and washing machine, inset 4 ring stainless steel gas hob and stainless steel and glass extractor fan over, double oven, single base unit, base and draw unit, 6 wall cupboards, matching worksurface upstands.

LOUNGE DINER 21'10 x 11'2 max (6.65m x 3.40m max)

PVCu sealed unit double glazed window to front, PVCu sealed unit double glazed sliding patio doors to garden, smooth plaster ceiling, 2 radiators, TV point, tiled floor.

OUTSIDE

FRONT

Block paved parking space, shingle driveway and parking space to garage.

GARAGE

Up and over door.

REAR GARDEN 44 (13.41m)

Patio to lawn, flower and shrub borders, shed, outside tap, Westerly aspect.

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 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.

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!

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.

- THREE BEDROOMS
- DUAL ASPECT LOUNGE DINER
- WHITE BATHROOM SUITE
- PVCu WINDOWS & DOORS
- GAS HEATING
- 44 FT REAR GARDEN
- GARAGE & PARKING
- NO CHAIN SALE
- CONVENIENT LOCATION
- EPC. C. C/TAX C. FREEHOLD.

