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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 54 Culver Rise, South Woodham Ferrers, Essex CM3 5WG

### Price £155,000

TO BE SOLD WITH NO ONWARD CHAIN OF SALES. Ground floor 1 bedroom purpose built apartment, conveniently situated for the town centre yet still accessible to the local rail station. Features include PVCu double glazing and unusually GAS HEATING VIA A COMBI BOILER (untested), refitted light oak style kitchen, bathroom with white suite and bedroom with fitted mirror front wardrobes, externally there are communal gardens and allocated parking space. Requires cosmetic improvement internally. Tenure lease hold apx 955 year remaining, ground rent: Peppercorn (Zero) Service charge £1,700.00 pa, council tax band: A. EPC: TBC.





GROUND FLOOR APARTMENT

Security entry phone controlled communal door to:

COMMUNAL HALLWAY

Door to:

LOBBY

Entrance door to:

HALL

Textured and coved ceiling, wooden flooring, doors to:

BEDROOM 9'9 x 8'3 + wdbes (2.97m x 2.51m + wdbes)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator, wooden flooring, fitted mirror front wardrobes housing gas 'combi boiler serving heating and hot water.

LOUNGE 12'9 x 10'4 (3.89m x 3.15m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, wooden flooring, TV point.

KITCHEN 10 x 7'4 (3.05m x 2.24m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, radiator, airing cupboard/storage, tiled visible floor, tiled splash backs to work surfaces. Refitted kitchen in a light oak style comprising, single drainer stainless steel sink unit with mixer taps inset to work surface with cupboard under, adjacent work surface with cupboard and storage space under with plumbing for washing machine, 2 base units form cooker recess, 3 wall cupboards.

BATHROOM

Textured and coved ceiling, heated chrome towel rail, tiled to visible floor, refitted white suite comprising, low level WC, pedestal wash hand basin, bath with elctric shower over, tiling to bath and shower area, tiled splash back.

OUTSIDE

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

ENCLOSED SECURE BIN STORE

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.

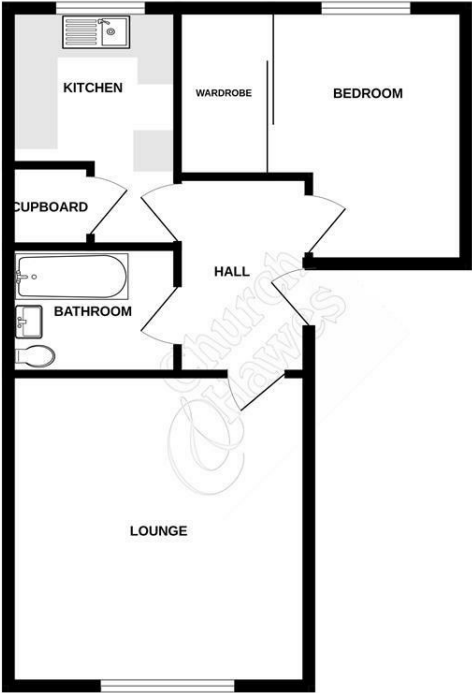
Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities 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!

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 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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