



13 Dawberry Place, South Woodham Ferrers, Essex CM3 5ZQ

A well-presented one-bedroom leasehold house situated on Dawberry Place, offering modern and comfortable living accommodation throughout.

The property is in turn key condition and has been tastefully maintained, featuring a modern kitchen and contemporary bathroom, making it an ideal choice for a first-time buyer, professional or investor.

The accommodation provides a bright and practical living space, with the added benefit of a communal garden and an allocated parking space.

Located on Dawberry Place, the property offers a convenient and low-maintenance lifestyle, combining modern interiors with useful outdoor and parking facilities.

Leasehold- EPC TBC- Council Tax Band B

Price £225,000



Floor 0



Floor 1

Approximate total area⁽¹⁾
419 ft²
38.9 m²

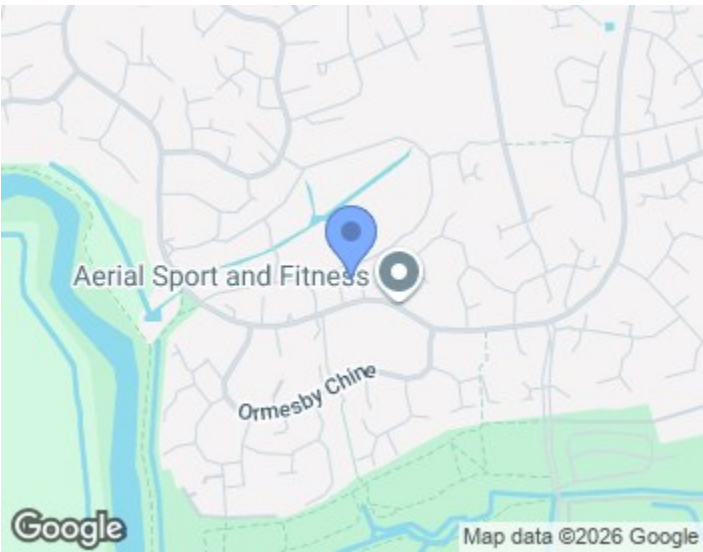
Reduced headroom
29 ft²
2.7 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



FIRST FLOOR

LANDING

Textured ceiling, fitted carpet, built-in storage cupboard, doors to: -

BEDROOM 12'10" x 8'5" (3.91 x 2.57)

Single glazed window to front, textured ceiling, access to loft space with light via ladder housing combi boiler serving domestic hot water and central heating, radiator, fitted carpet, TV point.

BATHROOM 9'00 x 6'05 (2.74m x 1.96m)

Single glazed window to rear, coved cornice to textured ceiling with spot lights, ladder rail radiator, three piece suite comprising dual flush low level w.c., pedestal wash hand basin with mixer tap, panel enclosed bath with glazed splash screen and electric shower over, fully tiled to walls and floor.

GROUND FLOOR

Canopy porch, cottage style entrance door to: -

LOUNGE 12'10" x 11'10" (3.91 x 3.61)

Single glazed window to front, coved cornice to textured ceiling, radiator, brick feature fireplace with inset gas flame fire, stairs to first floor, cupboard housing consumer unit and meters, TV point, open to: -

KITCHEN 11'9" x 6'8" (3.58 x 2.03)

Single glazed window and door to rear, coved cornice to textured ceiling with spotlights, refitted maple "shaker style" eye and base units with complementing rolled edge work surface, stainless steel sink drainer with mixer tap, integrated gas hob and electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, tiled splashbacks and tiled floor, under cupboard lighting.

EXTERIOR

FRONTAGE

Stone covered flower bed, outside light.
ONE ALLOCATED PARKING SPACE
VISITORS PARKING

REAR

Paved patio area, timber fence panels, brick storage shed, open to rear
COMMUNAL GARDENS

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 - Sunday 10am-1pm

- ONE BEDROOM HOUSE
- LOUNGE/DINER
- MODERN BATHROOM
- CONTEMPOARY KITCHEN
- ALLOCATED PARKING
- COMMUNAL GARDEN
- GAS RADIATOR HEATING
- LEASEHOLD
- EPC TBC
- COUNCIL TAX BAND B

