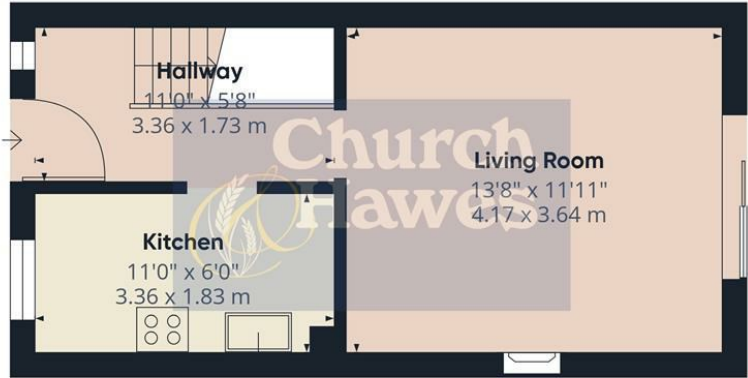


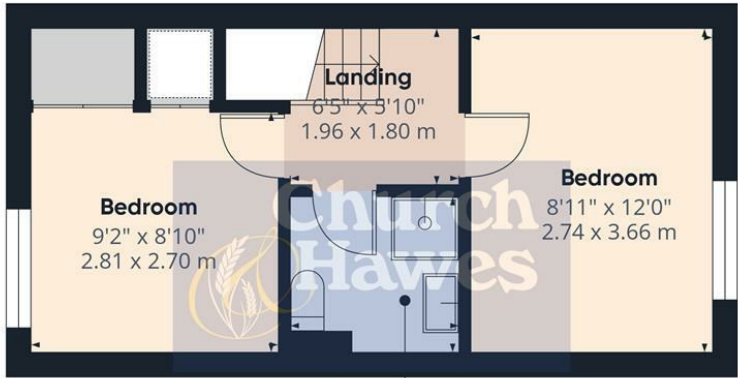
www.churchandhawes.com
19 Reeves Way, South Woodham Ferrers,
Essex, CM3 5XF
Tel: 01245 329429
swf@churchandhawes.com

Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



Floor 0



Bathroom
6'2" x 5'11"
1.90 x 1.81 m

Floor 1

Approximate total area⁽¹⁾
563 ft²
52.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



20 Thornborough Avenue, South Woodham Ferrers, Essex CM3 5FN

A fantastic opportunity for first-time buyers and investors alike, this two-bedroom terraced property in South Woodham Ferrers offers excellent potential for those looking to create a home to their own taste or add value through modernisation.

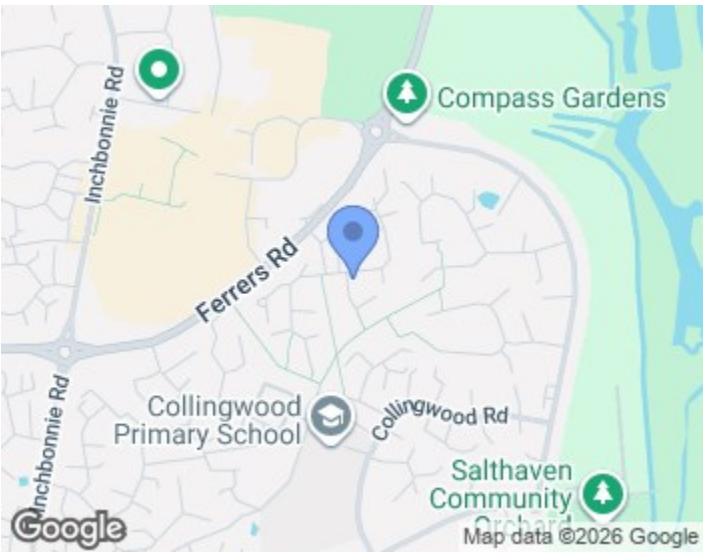
The property offers well-proportioned accommodation comprising two bedrooms, a family bathroom, and a practical living space with plenty of scope for improvement and personalisation.

Externally, the property benefits from a garage and allocated parking, providing valuable off-road parking and additional storage.

While the property would benefit from some modernisation, it presents an exciting opportunity for a buyer looking to put their own stamp on a home. With its two-bedroom layout, parking and garage, it is equally well suited to a first-time buyer looking to take their first step onto the property ladder or an investor seeking a property with potential.

EPC: rating: C - Council tax band: B

Price £295,000



Lounge 13'10 x 11'11 (4.22m x 3.63m)
Lounge area looking onto the garden with sliding doors into the garden and radiator heating.

Hallway 11'00 x 5'08 (3.35m x 1.73m)
Hallway front entrance door with access to kitchen, staircase and living room.

Kitchen 5'11 x 11'08 (1.80m x 3.56m)
Fitted kitchen with window to the front of the property with gas boiler.

Bedroom 1 11'11 x 8'08 (3.63m x 2.64m)
Double bedroom with double glazed window and radiator to the front.

Bedroom 2 9'01 x 8'09 (2.77m x 2.67m)
Second double bedroom with double glazed window and radiator to the front.

Bathroom 6'03 x 6'02 (1.91m x 1.88m)
Fitted bathroom suite with bath, tiles, wc and hand basin.

Garage
Single garage with lighting with parking to the front

Agents Notes
Agents Note & Money Laundering & Referrals

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 themselves 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.

MONEY LAUNDERING REGULATIONS: Intending

purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- Two Bedroom House
- Garage
- Allocated Parking
- Good Sized Garden
- Two Double Bedrooms
- Close To Local Shops and Amenities
- Good Local School Catchment
- Council Tax Band B
- Freehold
- EPC: rating: C - Council tax band: B

