

www.churchandhawes.com

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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 33 Tutors Way, South Woodham Ferrers, Essex CM3 5FB Price £259,500

This charming two bedroom retirement bungalow has been updated and modernised to an exceptional standard. For the over 55s is offered with no onward chain and the property is conveniently located near the town centre. The property features replacement PVCu double-glazed windows, own private patio area (via a rear door), a modern well stocked kitchen, a spacious lounge/diner, a master bedroom with fitted mirror-fronted wardrobes, and a contemporary shower room. Heating is provided via the Valiant gas boiler.

Externally, the bungalow benefits from well-maintained communal gardens, a communal residents' lounge, an on-site estate manager available weekdays from 9 am to 1 pm, and care-line assistance in each bungalow. KEYS AVAILABLE FOR ACCOMPANIED VIEWINGS. Energy rating: C - Council Tax Band C. Tenure Leasehold. A new 99 year lease will be granted on completion of the purchase via the management company Anchor Hanover. Ground Rent: Peppercorn. Service Charge £190.19. PCM



Accommodation

Hallway

Kitchen: 11' x 7'5 (3.35m x 2.26m)

Lounge/Diner: 16'5 x 12' (5.00m x 3.66m)

Inner Hallway

Bedroom One: 15'1 into wardrobes x 8'7 (4.60m into wardrobes x 2.62m)

Bedroom Two: 10'9 x 8'7 (3.28m x 2.62m)

Shower Room

Patio Area

Communal Gardens

**AGENTS NOTE:**

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.

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.

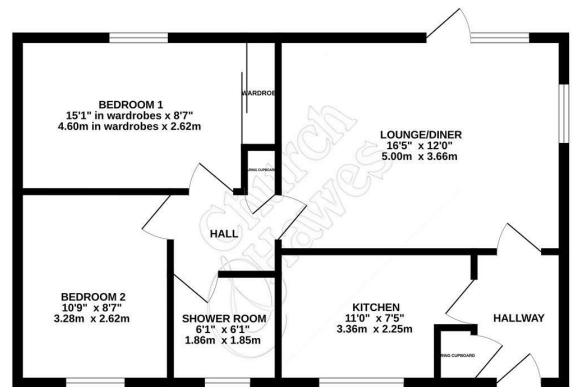
Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities 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  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is accepted for any error.  
\*Measurements in this document are given in feet and inches. For conversion purposes only. Measurements are given in feet and inches.  
The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency. Call for details.  
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