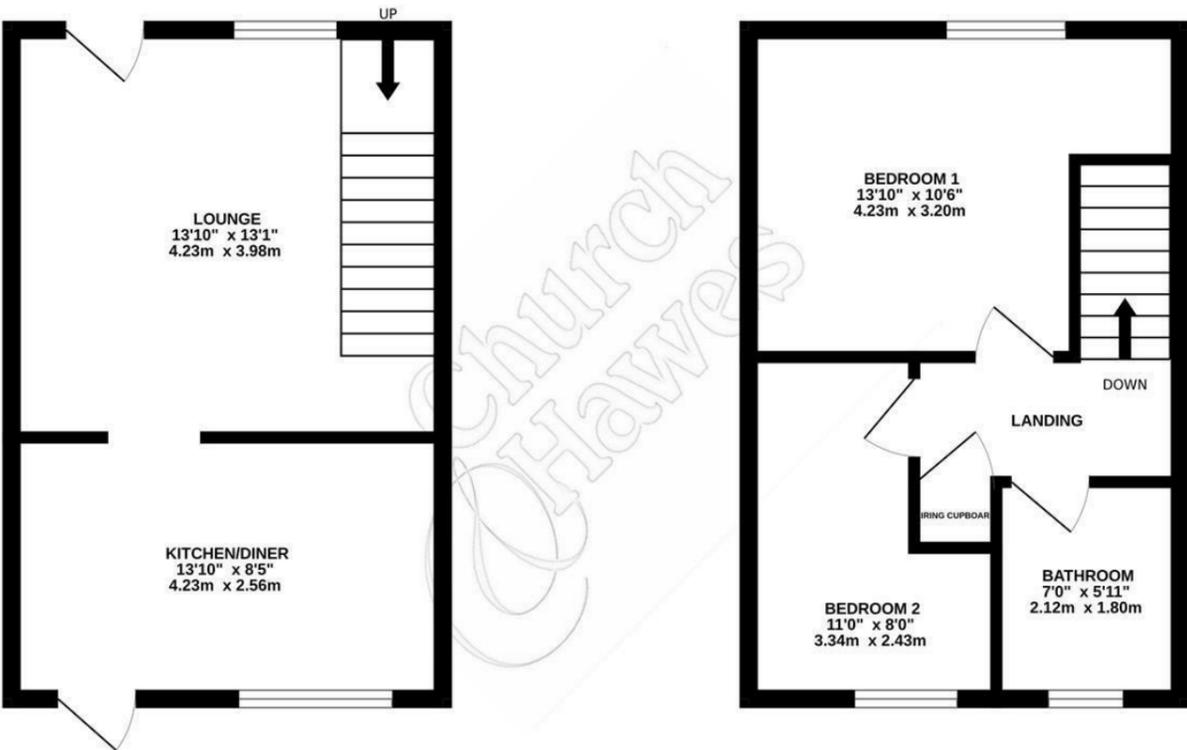


GROUND FLOOR  
298 sq.ft. (27.6 sq.m.) approx.

1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

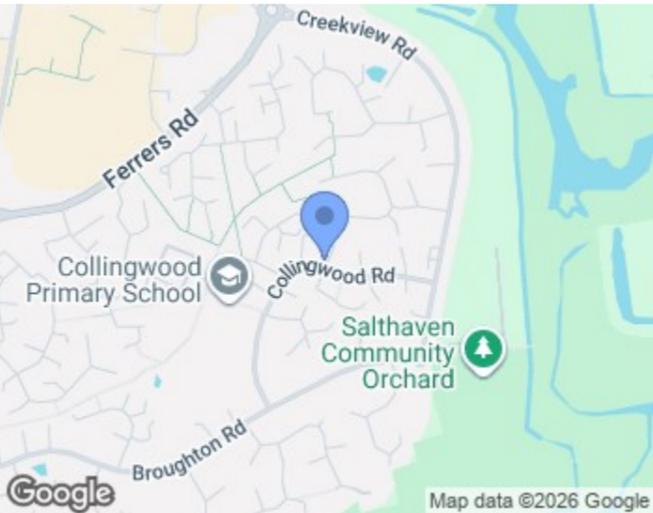
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 86 Collingwood Road, South Woodham Ferrers, CM3 5YD

UNEXPECTEDLY RE-AVAILABLE. Situated within walking distance of local shops, town centre and Compass Gardens, Church and Hawes are delighted to offer to the market this 'cottage style' two bedroom end terrace house. The property is in a quiet mews location and has been decorated in a neutral palette to allow the new owners to add their own stamp to this pleasant home. The spacious accommodation includes a modern kitchen/diner, adaptable lounge, two good size bedrooms and family bathroom. The garden is a good size with side access leading to the front. Externally there is parking for 2 vehicles. NO ONWARD CHAIN. Tenure: Freehold - EPC Rating: E - Council Tax Band: C

Offers invited £274,000



## Accommodation

### GROUND FLOOR

Lounge: 13'10 x 13'1 (4.22m x 3.99m)

Kitchen/Diner: 13'10 x 8'5 (4.22m x 2.57m)

### FIRST FLOOR

#### Landing

Bedroom One: 10'8 x 10'6 (3.25m x 3.20m)

Bedroom Two: 11' x 8' max (3.35m x 2.44m max)

#### Three Piece Bathroom

### EXTERIOR

#### Rear Garden

#### Allocated Parking

#### 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.

#### Images

Please note that some images have been digitally enhanced to show how the finished home could look.

- Prime location
- Charming cottage-style character
- Move-in ready with personalisation potential
- Modern kitchen/diner
- Versatile lounge area
- Two generously proportioned bedrooms
- Well-appointed family bathroom
- Easy to manage private garden
- Allocated parking for two vehicles
- Tenure: Freehold - EPC Rating: E - Council Tax Band: C

