

GROUND FLOOR

1ST 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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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



30 Collingwood Road, South Woodham Ferrers, Essex CM3 5YB

Beautifully presented 2 bedroom semi detached house boasting refitted luxurious white family bathroom, refitted white high gloss kitchen with oven, hob, dishwasher and integrated fridge freezer, replacement PVCu windows and gas heating via a 'Combi' boiler, smooth plaster ceilings, presented to a high decorative standard throughout. The accommodation includes a wardrobe /storage space in the main bedroom, good size second bedroom, lounge and kitchen diner overlooking the rear garden. To the front aspect there is an adjacent parking space and carport in a block close by. **MUST BE SEEN.** Tenure Freehold. C/Tax: C. EPC: C. Sold in accordance with section 21 of the estate agents act 1971.

Price £325,000



ACCOMMODATION

FIRST FLOOR

LANDING

Smooth plaster ceiling, access to loft space with part boarding housing gas 'Combi' boiler serving hot water and heating, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED lighting, anthracite grey ladder towel rail, tiled to visible walls and floor, refitted luxurious white bathroom suite comprising: Low level WC, vanity wash hand basin, bath with mixer taps and independent shower over plus glazed shower screen, large wall mounted touch sensitive illuminated steam free wall mirror.

BEDROOM 10'8 x 10'5 (3.25m x 3.18m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, walk in storage/wardrobe hanging space, double chest of drawers to remain.

BEDROOM 11 x 7'10 (3.35m x 2.39m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator.

GROUND FLOOR

Composite entrance door to:

LOUNGE 13'9 x 13'1 (4.19m x 3.99m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, stairs rise to first floor, TV point, door to:

KITCHEN DINER 13'9 x 8'4 (4.19m x 2.54m)

PVCu sealed unit double glazed window to rear, half PVCu sealed unit double glazed door to rear garden smooth plaster and coved ceiling, radiator, tiled visible floor and tiled splash backs to the rear of the work surfaces. Refitted high gloss white kitchen units with contrasting work surfaces comprising: single drainer stainless steel sink unit with mixer taps inset to work surface with integrated dishwasher, cupboard and storage space under with plumbing for washing machine, adjacent work surface inset 4

ring ceramic electric hob, oven under and stainless steel extractor fan over, further work surface with cupboards under, integrated fridge freezer, 6 wall cupboards including corner cupboards.

OUTSIDE

CARPORT

FRONT

Off road adjacent to the property parkin bay, side access to rear garden.

REAR GARDEN

Commencing with a patio which leads to the lawn, flower and shrub borders, rear sun deck/BBQ terrace, timber shed to remain, out side light and tap.

AGENTS NOTE

To be sold in accordance with the estate agents act 1979.

AGENTS NOTE 2

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.

- 2 BEDROOMS
- REFITTED KITCHEN DINER
- LUXURIOUS BATHROOM
- LOUNGE
- GAS HEATING
- PVCu WIDOWS AND DOORS
- SMOOTH PLASTER CEILING
- ADJACENT PARKING & CARPORT
- GOOD DECORATIVE ORDER
- FREEHOLD. EPC: C. C/TAX

