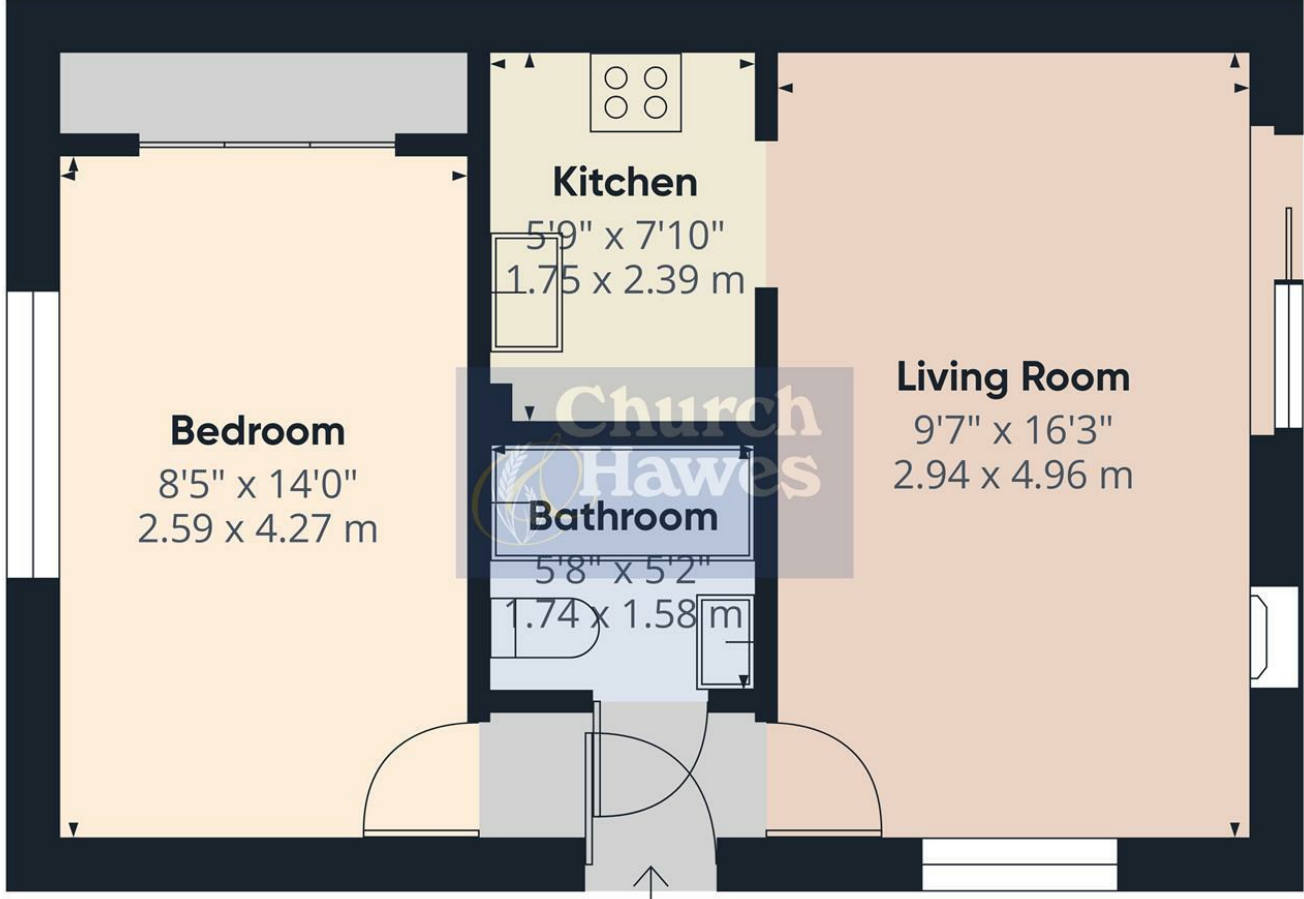




Approximate total area⁽¹⁾
390 ft²
36.3 m²

(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



45 Collingwood Road, Chelmsford, Essex CM3 5YB

Situated on the popular Collingwood Road in South Woodham Ferrers, this well-presented one-bedroom bungalow offers an excellent opportunity for first-time buyers, downsizers, or investors.

Ready to move straight into, the property has been well maintained while still offering plenty of scope for a purchaser to personalise and add value over time. The accommodation provides comfortable, well-proportioned living space with a bright and welcoming feel throughout.

Externally, the bungalow offers a private driveway providing off-road parking and a generous rear garden, offering ample space for entertaining, gardening, or potential extension, subject to the necessary planning permissions.

Combining immediate comfort with exciting future potential, this charming bungalow enjoys a convenient location close to local amenities, transport links, and the town centre, making it a fantastic opportunity not to be missed

EPC RATING B- FREEHOLD

£265,000



Living Room 9'7 x 16'3 (2.92m x 4.95m)

Spacious living room with double glazed windows and double doors to the garden.

Bathroom 5'8 x 5'2 (1.73m x 1.57m)

Fitted bathroom with full sized bath, WC and hand basin.

Kitchen 5'9 x 7'10 (1.75m x 2.39m)

Fitted kitchen with ample storage space and fitted oven.

Master bedroom 8'5 x 14'00 (2.57m x 4.27m)

Large master bedroom with double glazed window and fitted storage cupboard.

Agents Notes

Agents Note & Money Laundering & Referrals

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.

- Large Private Garden
- One Double Bedroom
- Off Road Parking
- Ready To Move Into
- Close to Local Shops and Amenities
- Freehold
- Council Tax Band B
- EPC Rating B

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

