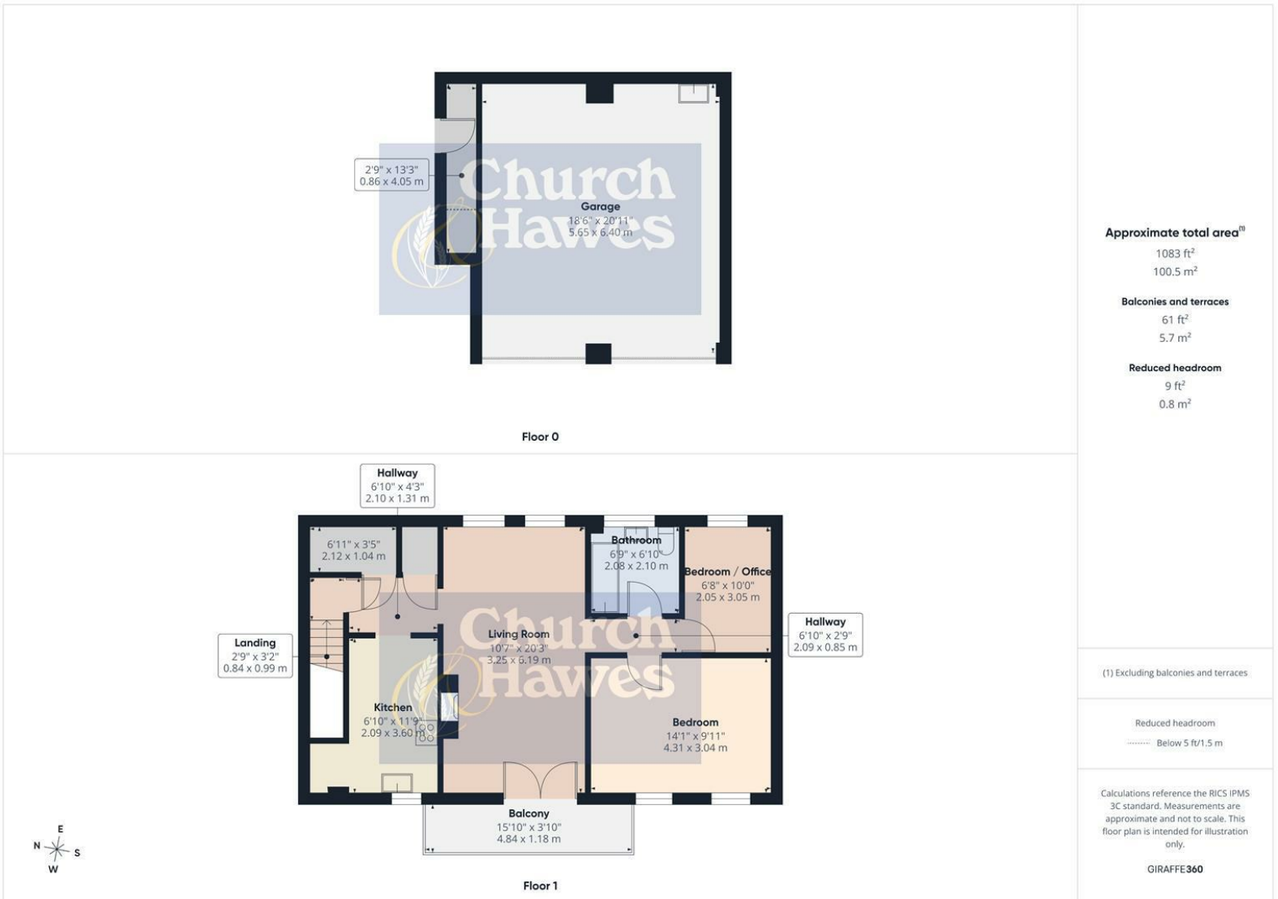

Approximate total area(1)

1083 ft²
100.5 m²

Balconies and terraces

61 ft²
5.7 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360





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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



105 Collingwood Road, South Woodham Ferrers, CM3 5YH

Situated on the ever-popular Collingwood Road, this beautifully presented two-bedroom coach house offers modern living throughout, making it an ideal purchase for first-time buyers, professionals or those looking to downsize.

The property boasts a stylish and contemporary interior, with well-proportioned accommodation designed for comfortable modern living. Further benefits include a double garage and private driveway, providing excellent parking and additional storage.

Conveniently located close to the local town centre, the property is perfectly positioned for easy access to a range of local shops, amenities and everyday conveniences.

Offering a fantastic combination of modern accommodation, practical parking and a sought-after location, this attractive coach house is one not to be missed!

Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.
Freehold- EPC TBC- Council Tax Band B

Price £280,000

Church Hawes Countryside
COVERING MID ESSEX TO THE EAST COAST SINCE 1977
The Property Ombudsman

Entrance Stairway 2'9" x 3'2" (0.84 x 0.99)
Entrance hall with stairs leading into hallway of property.

Garage 18'6" x 20'11" (5.65 x 6.40)
Spacious double garage, currently used as a large workshop with functioning electrics.

Living Room 10'7" x 20'3" (3.25 x 6.19)
Large living/dining area with access to balcony overlooking the front of the property. Double glazed windows to the rear and large radiator.

Kitchen 6'10" x 11'9" (2.09 x 3.60)
L Shaped, fully fitted kitchen with built in appliances. Both modern and practical.

Balcony 15'10" x 3'10" (4.83m x 1.17m)
Large balcony overlooking the front of the property. Providing great outside space.

Master Bedroom 14'1" x 9'11" (4.31 x 3.04)
Large double bedroom with fitted wardrobes, double glazed window and radiator.

Bedroom Two/Office 6'8" x 10'0" (2.05 x 3.05)
Good sized second bedroom, currently being used a spacious office room. With double glazed windows and radiator.

Bathroom 6'9" x 6'10" (2.08 x 2.10)
Fitted bathroom suite with full sized bath, hand basin and WC, with towel rail and double glazed window.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 Bedrooms
- Modern Throughout
- Close To Local Shops & Amenities
- Double Garage
- Driveway Parking
- Balcony
- Spacious Lounge/Diner Area
- Council Tax Band B
- Freehold
- EPC TBC








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