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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

107 Collingwood Road, South Woodham Ferrers, Essex CM3 5YH

Price £300,000

Offered for sale with no onward chain. Well presented two bedroom end of terrace house situated just a stones throw from Collingwood primary, shops and amenities. Featuring a modern kitchen/diner, spacious lounge, fully tiled white bathroom suite, PVCu double glazed windows and doors, gas fired central heating and enclosed rear garden leading to allocated car parking space. Freehold, council tax band C. EPC rating C.

ENTRANCE HALL
entered via PVCu door into entrance hall, laminate flooring, stairs to first floor, door leading to lounge .

LIVING ROOM 14'3 x 10 (4.34m x 3.05m)
Double glazed window to front aspect, smooth ceilings, laminate to floor, radiator to wall, door leading to kitchen

KITCHEN 13'2 x 8'6 (4.01m x 2.59m)
Generously fitted with a range of modern eye & base level units, co ordinating laminate work surfaces incorporating breakfast bar, integrated hob/oven, extractor hood , space or washing machine & tumble dryer, door leading to garden.

BATHROOM
PVCu double glazed window to rear elevation, three piece modern white suite comprising panel enclosed bath, wash hand basin, low level w.c, aqua boarding to walls, smooth ceiling.

BEDROOM ONE 12'6 x 10'1 (3.81m x 3.07m)
Double glazed window to front aspect, smooth ceilings, laminate to floor, radiator to wall.

BEDROOM TWO 10'2 x 6'11 (3.10m x 2.11m)
Double glazed window to rear aspect, smooth ceilings, laminate to floor, radiator to wall.

EXTERIOR

REAR GARDEN 35ft (10.67mft)
Commencing paved patio area, remainder laid to lawn, perimeter fence gate to side leading to parking area.

PARKING
Allocated parking located to the side of the property.

AGENTS NOTES
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.

Tenant in residence, TENANT HAS GIVEN NOTICE
Please note there is a tenant in residence and that we understand that the tenant has served notice to leave the property, please contact the office for any further updated information including dates/timescales etc.