

**Collingwood Road,  
South Woodham Ferrers  
CM3 5YH  
£400,000 Freehold**

**Town &  
Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- **THREE BEDROOM DETACHED FAMILY HOME**
- **LOUNGE WITH BI-FOLD DOORS**
- **FULLY FITTED KITCHEN**
- **ALL THREE BEDROOMS WITH FITTED WARDROBES**
- **FAMILY BATHROOM**
- **CLOAKROOM**
- **REAR GARDEN**
- **GARAGE**
- **BEAUTIFUL RIVER WALKS JUST MINUTES AWAY**
- **COLLINGWOOD PRIMARY SCHOOL & LOCAL SHOPS WITHIN EASY REACH**

TUCKED AWAY IN A GREAT POSITION, WE WELCOME YOU TO THIS THREE BEDROOM FAMILY HOME.

Brilliantly located within easy reach of the local shops, Collingwood Primary School and the most glorious River countryside walks, you will find this family home.

The ground floor has a good sized lounge complete with Bi-fold doors which lead on to the garden, a fully fitted kitchen and a cloakroom.

Upstairs are the three bedrooms all with fitted wardrobes and the family bathroom.

With garage, brilliant location and well thought out accommodation makes this a great family home.



The accommodation with approximate room sizes are as follows:

**ENTRANCE HALL**

Entrance door, tiled flooring, stairs to first floor landing with glass balustrades, doors to:

**KITCHEN**

11' 11" x 9' 11" (3.63m x 3.02m)

Gloss fitted kitchen with range of base, drawer and eye level units. Four ring gas hob with extractor over. Integrated oven, microwave, fridge/freezer and washing machine. Window to side aspect, door to rear, tiled flooring.

**LOUNGE**

16' 11" x 14' 10" (5.15m x 4.52m)

Bi-fold doors to rear garden, storage/cloaks cupboard, feature fireplace, tiled flooring.

**CLOAKROOM**

Window to side aspect, low level WC and vanity wash hand basin, tiled flooring.



## **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE**

11' 10" x 9' 0" (3.60m x 2.74m)

Window to side aspect, range of fitted wardrobes.

### **BEDROOM TWO**

14' 0" x 9' 6" (4.26m x 2.89m)

Window to side aspect overlooking the garden, fitted wardrobes to one wall.

### **BEDROOM THREE**

8' 10" x 8' 0" (2.69m x 2.44m)

Window to side aspect overlooking the garden, fitted wardrobes to one wall.

### **BATHROOM**

7' 0" x 6' 3" (2.13m x 1.90m)

Window to front, corner bath, corner vanity wash hand basin, low level WC

### **FRONT GARDEN**

Shingled pathway leading to entrance door, mature trees and grassed area to side.

### **REAR GARDEN**

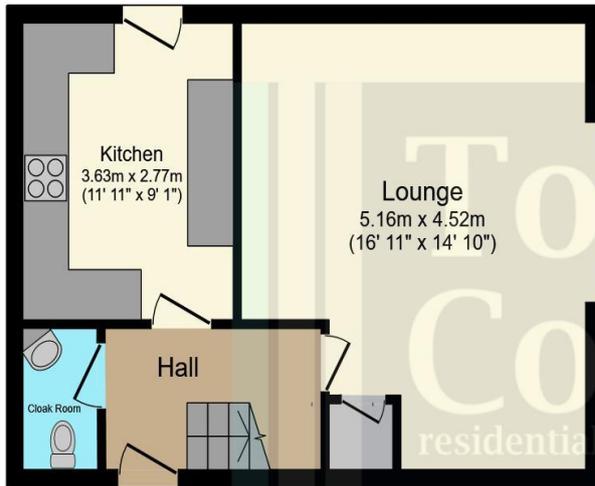
Tiered garden with patio and lawned area, privacy door to garage, side gate.

### **GARAGE**

Located to the rear of the property with courtesy door to garden. Roller door, power and light.

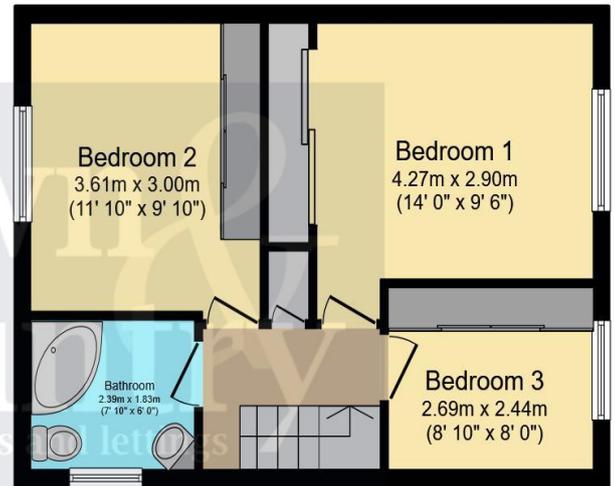






### Ground Floor

Floor area 39.4 sq.m. (424 sq.ft.)



### First Floor

Floor area 39.4 sq.m. (424 sq.ft.)

**Total floor area: 78.8 sq.m. (848 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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