



**Semi-Detached: Stebbing**

**Guide Price  
£225,000**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Three bedroom, semi-detached cottage located outside of the picturesque village of Stebbing, benefiting from surrounding countryside views. The property is occupied by a tenant.

**FOR SALE BY DEDMAN GRAY AUCTION 10TH APRIL 2025**

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## DETAILS

### LOCATION

1 Collops Cottage is located on Collops Road, approximately 1.2 miles outside of the village of Stebbing and 0.6 miles from the B1256 providing excellent accessibility to the A120 and road connections to Dunmow and Braintree and Stansted Airport which is approximately a 15 minute drive from the property.

Stebbing also benefits from a local primary school, community-run shop and a public house.

## **THE PROPERTY**

### *Ground Floor*

- Utility Room: (2.7 x 2.12m) - Wooden back door to rear garden, laminate flooring, washing machine connection.
- Bathroom: (1.33 x 2.42m) - UPVC D/G window with obscured glass, toilet, sink and cupboard unit, fitted bath, laminate flooring, heated towel rail.
- Built-in storage cupboard
- Dining Room: (3.38 x 3.13m) - UPVC D/G window to the front, carpet flooring, open brick fire with beam partition to the kitchen.
- Kitchen: (4.58 x 4.33m) - UPVC D/G window to the front and wooden front door, fitted wooden units with laminate worktop and tiled floor.
- Living Room: (4.58 x 4.33m) - Triple aspect with 3 x UPVC D/G windows to the front, side and rear. Carpet flooring with brick stepped access to the kitchen.

### *First Floor*

- Built-In storage cupboard
- Bedroom 1: UPVC D/G window with field views and beam details, carpet flooring and 2 x built-in storage cupboards.
- Bedroom 2: (2.36 x 2.33) UPVC D/G windows, built-in cupboard and carpet flooring.
- Bedroom 3: (3.48 x 4.35m Max) Dual aspect with UPVC D/G windows and carpet flooring.

## **EXTERNALLY**

Garden to the rear laid to grass with detached double garage and off-road parking.

## **LEGAL NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy

themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **SERVICES**

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band D.

### **EPC**

The property is classed as Band D.

### **JOINT AGENT**

Dedman Gray Auctioneers

### **EXISTING TENANCY**

There is an existing Tenant in occupation.

We understand the rent was increased to £540 per month in November 2023, but that the Tenant continues to pay £417.22 per month.

Refer to the legal pack for further information.

### **RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

1 Collops Cottages, Collops  
Road, Stebbing, Great Dunmow  
CM6 3SZ

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