

Church Road, Wormingford

****Chain Free**** A charming two-bedroom cottage in the heart of Wormingford, offering cosy living spaces, a modern kitchen, and a private garden. With its village setting and easy access to Colchester, this home is ideal for those seeking a countryside retreat.

Guide price £300,000

Church Road

Wormingford, Colchester, CO6



- Charming Village Setting
- Kitchen-Diner
- Bathroom and Separate Downstairs WC
- Period Property
- Move-In Ready
- Sunny Garden
- Off-Road Parking for Two
- Countryside Walks Nearby
- Chain Free

The Property

This charming cottage blends character with modern comfort across two floors. The ground floor opens into a welcoming living room, flowing through to a bright, open-plan kitchen and dining area, an ideal space for entertaining. The kitchen is positioned at the rear, with French doors leading directly out to the garden, while a practical ground-floor WC completes the layout.

Upstairs, the property offers two well-proportioned bedrooms, both enjoying pleasant views, along with a neatly presented family bathroom. Tastefully decorated throughout and ready to move into, the home also provides scope for a buyer to personalise and make it their own.

The Outside

The cottage benefits from a private rear garden, perfect for relaxing, entertaining, or al fresco dining. With ample space for planting, storage, or play, it offers the chance to create a truly personal outdoor retreat. Beyond the back gate, two off-road parking spaces provide further convenience.

The Area

Wormingford is a picturesque and highly sought-after village surrounded by beautiful countryside, while still offering convenient access to Colchester and its mainline rail links to London. The village itself boasts a strong community feel, excellent walking routes, and a traditional country atmosphere. Local schools, shops, and amenities are within easy reach, making this an attractive setting for both families and professionals.

Further Information

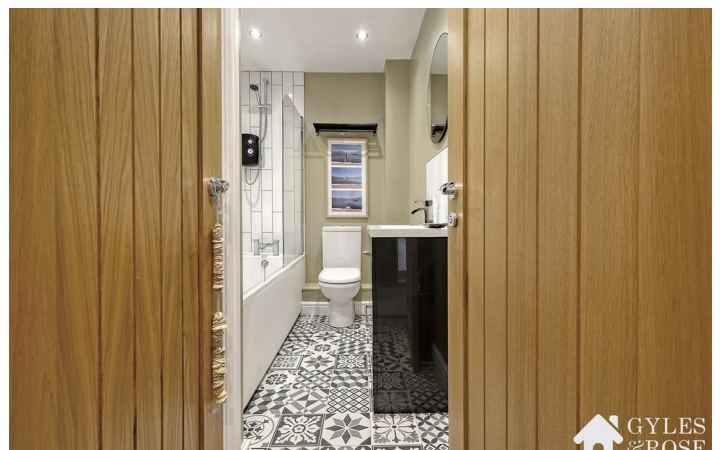
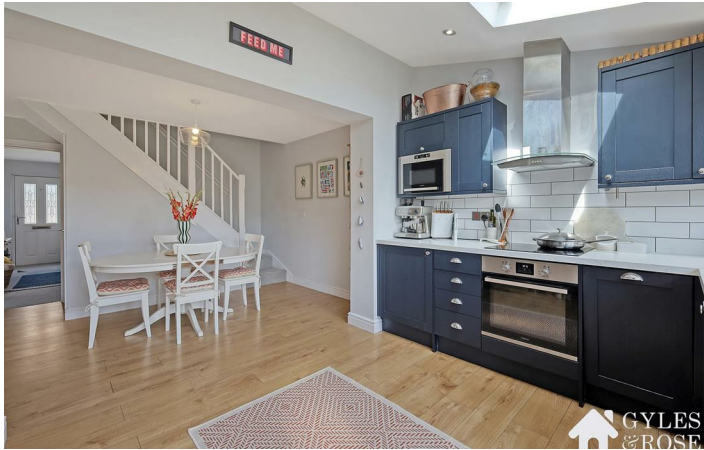
Tenure - Freehold

Council Tax - Colchester Band B

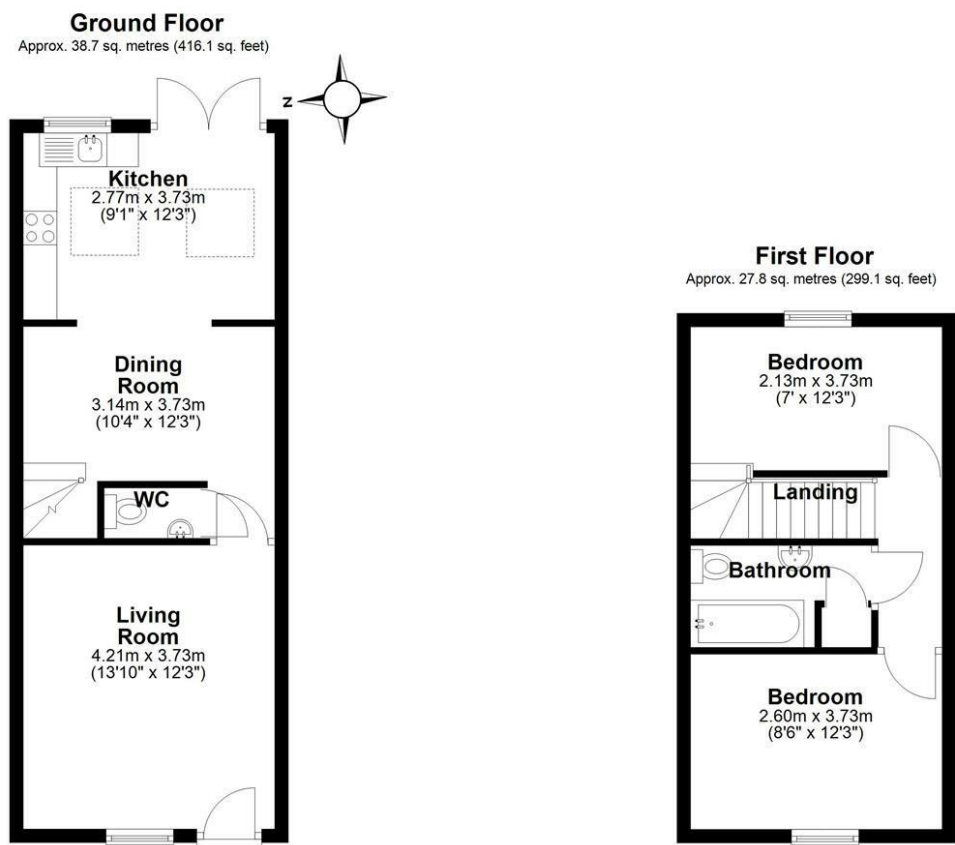
Property Construction - Brick

Water, sewage and electricity mains

Sellers position - Chain free



Floor Plan



Total area: approx. 66.4 sq. metres (715.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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