

Princes Avenue, Southminster

CM0 7HG

CURTIS O'BOYLE

Sales & Lettings





Princes Avenue, Southminster

CMO 7HG

£150,000

Offered with no onward chain a one bedroom ground floor flat with small garden and refitted kitchen and shower room. Communal parking.

ENTRANCE LOBBY Obscure double glazed entrance door, textured ceiling, door to lounge.

REAR GARDEN Small lawned area with flower and shrub borders, panelled fencing, side access.

LOUNGE 13' x 11' 10" (3.96m x 3.61m) Double glazed window to front aspect, textured and coved ceiling, wall mounted Dimplex storage heater, built in cupboard, door to bedroom, open plan to kitchen.

FRONT Communal parking area, further communal parking area and gardens to the west of the block.

KITCHEN 9' 2" x 7' 1" (2.79m x 2.16m) textured and coved ceiling, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into worktop, built in electric oven and four ring hob with stainless steel hood above, tiled splashbacks.

BEDROOM 14' 5" x 8' 1" (4.39m x 2.46m) inc wardrobes. Double glazed sliding patio door to rear garden, textured and coved ceiling, built in wardrobe, wall mounted electric storage heater, door to shower room.

SHOWER ROOM 5' 7" x 5' 7" (1.7m x 1.7m) Obscure double glazed window to rear aspect, heated towel rail, textured ceiling, fitted shower cubical with aqua boards, close coupled WC, pedestal wash hand basin, tiled floor.

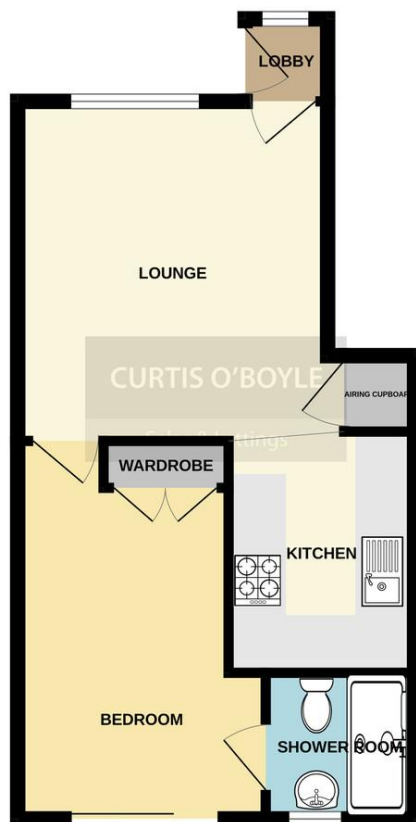
MONEY LAUNDERING REGULATIONS Please be advised that all purchasers will need to adhere to current laws of money laundering and therefore will need to provide Curtis O'Boyle Agents with photographic identification and proof of residency identification before any transaction is started to comply with the legislation





To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 394 sq.ft. (36.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error.

AWATING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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