



High Street, Southminster

CM0 7AY

**CURTIS O'BOYLE**

Sales & Lettings



# High Street, Southminster

CMO 7AY      £390,000

Looking for a project? This three/four bedroom semi detached house in need of some refurbishments is offered with no onward chain. Ideally located for the village centre and railway station.

**PORCH** Obscure double glazed entrance door and window to front aspect, wood effect laminated flooring, doorway to entrance hall.

**ENTRANCE HALL** Double glazed window to front aspect, on half landing, radiator, coved to smooth ceiling, wood effect laminated flooring, understairs cupboard, stairs to first floor.

**KITCHEN** 11' 3" x 10' 3" (3.43m x 3.12m) Double glazed windows to front and side aspects, radiator, fitted base and wall units, one and a quarter bowl porcelain sink unit with mixer tap inset into worktops, tiled splashbacks, wood effect laminated flooring, doorway to dining room.

**DINING ROOM** 11' 1" x 9' 6" (3.38m x 2.9m) Double glazed window to side aspect, radiator, cupboard housing gas boiler, opening to lounge.

**LOUNGE** 14' 4" x 11' 9" (4.37m x 3.58m) Built in cupboard, feature fireplace, radiator, coved to smooth ceiling, opening to garden room.

**GARDEN ROOM** 21' x 14' 7" (6.4m x 4.44m) Double glazed window to rear aspect, skylight windows, radiator, door to bedroom four.

**BEDROOM FOUR** 10' 7" x 10' 5" (3.23m x 3.18m) Double glazed window to rear aspect, wood effect laminated flooring, steps up to eaves space, shower recess (unfinished), opening to lobby.

**LOBBY** Door to side aspect, wood effect laminated flooring, doorway to WC.

**WC (UNFINISHED)** Close coupled WC and pedestal wash hand basin (not fully plumbed) wood effect laminated flooring, double glazed skylight window.

**FIRST FLOOR LANDING** Double glazed skylight window to front aspect, radiator, textured ceiling, loft access, built in cupboard.

**BEDROOM ONE** 11' 9" x 10' 2" (3.58m x 3.1m) Double glazed window to rear aspect, radiator, wood effect laminated flooring, smooth ceiling, airing cupboard.

**BEDROOM TWO** 11' 4" x 10' 8" (3.45m x 3.25m) Double glazed window to front aspect, radiator, smooth ceiling, wood effect laminated flooring.

**BEDROOM THREE** 10' x 9' 9" (3.05m x 2.97m) Double glazed window to rear aspect, radiator, smooth ceiling.

**BATHROOM** 7' 7" x 5' 1" (2.31m x 1.55m) Obscure double glazed window to rear aspect, radiator, panelled bath with mixer tap and electric shower over, close coupled WC, wash hand basin, wood effect laminated flooring, part tiled walls, coved to smooth ceiling.

**REAR GARDEN** 45' x 36' (13.7m x 11m) Mostly laid to lawn, timber sheds, fencing to boundary, gated side access.

**FRONT GARDEN** Shingle driveway access via double gates, area laid to lawn.



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



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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AWAITING EPC



18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyle.co.uk

www.curtisoboyle.co.uk

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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