



Cherry Orchard, Southminster

CMO 7HE

CURTIS O'BOYLE

Sales & Lettings



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£175,000

Offered with no onward chain a spacious one bedroom second floor apartment situated close to Southminster Railway station. Allocated and visitors parking. Accommodation includes a good size entrance hall, ensuite to bedroom, separate WC, lounge/diner and fitted kitchen.

ENTRANCE HALL Timber entrance door, double glazed window to front aspect, textured ceiling, wall mounted electric storage heater, airing cupboard.

BEDROOM 13' x 10' 1" (3.96m x 3.07m) max, irregular shape. Double glazed window to rear aspect, textured ceiling, wall mounted electric storage heater, door to:

ENSUITE 7' x 3' (2.13m x 0.91m) Double glazed skylight window to rear aspect, textured ceiling, wall mounted electric fan heater, tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiled floor and walls.

WC Close coupled WC, wash hand basin, tiled floor and walls.

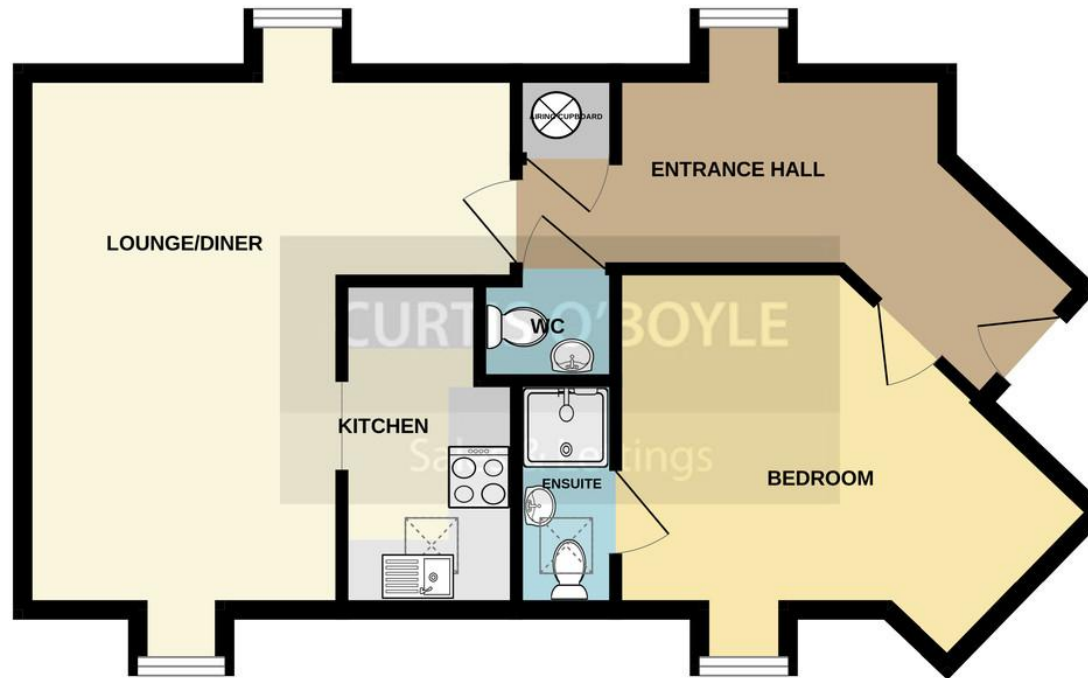
LOUNGE/DINER 16' 3" x 9' 8" (4.95m x 2.95m) + 5' 9" x 5' 9" (1.75m x 1.75m) Double glazed windows to front and rear aspects, wall mounted electric storage heater, textured ceiling, opening to:

KITCHEN 10' x 5' 3" (3.05m x 1.6m) Double glazed skylight window to rear aspect, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, textured ceiling, space for washing machine, tiled walls and floor.



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

SECOND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

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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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