



Cherry Orchard, Southminster

CMO 7HE

CURTIS O'BOYLE

Sales & Lettings



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CMO 7HE

£170,000

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

ENTRANCE HALL Timber entrance door, security entry phone, smooth ceiling with inset downlighters, wood effect laminated flooring, airing cupboard, wall mounted electric storage heater.

BEDROOM 10' 1" x 9' 7" (3.07m x 2.92m) extending 13' 1" (3.99m) into point. Double glazed window to front aspect, textured ceiling, wood effect laminated flooring, wall mounted electric storage heater, built in wardrobes, door to:

ENSUITE 6' 6" x 4' (1.98m x 1.22m) Obscure double glazed window to front aspect, wall mounted electric fan heater, textured ceiling, shower cubicle, pedestal wash hand basin, close coupled WC, electric shaver point.

WC Close coupled WC, wash hand basin, textured ceiling, extractor fan.

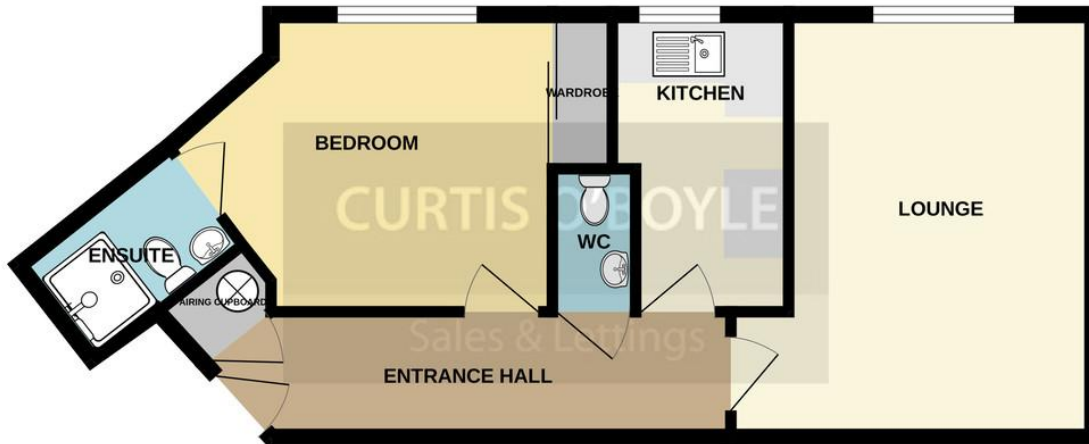
KITCHEN 10' 1" x 6' (3.07m x 1.83m) max. Double glazed window to front aspect, smooth ceiling with inset downlighters, fitted base and wall units, sink unit with mixer tap inset into worktops, space for washing machine, tiled splashbacks, cooker hood, wood effect laminated flooring.

LOUNGE 14' 4" x 10' 4" (4.37m x 3.15m) Double glazed window to front aspect, wall mounted electric storage heater, coved to smooth ceiling with inset downlighters, wood effect laminated flooring.



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

FIRST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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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