



Cherry Orchard, Southminster

CMO 7HE

CURTIS O'BOYLE

Sales & Lettings



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CMO 7HE

£150,000

Offered with no onward chain a one bedroom first floor apartment located close to Southminster Railway station. Allocated and visitor parking, lounge, fitted kitchen, bathroom.

ENTRANCE HALL Timber entrance door, security entry phone, textured ceiling, wood effect laminated flooring, airing cupboard.

BATHROOM Obscure double glazed window to rear aspect, textured ceiling, panelled bath with mixer taps and shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls.

BEDROOM 9' 10" x 8' 11" (3m x 2.72m) plus wardrobe space. Double glazed window to front aspect, textured ceiling, wood effect laminated flooring, built in wardrobes, wall mounted electric panel heater.

LOUNGE 14' 4" x 10' 1" (4.37m x 3.07m) Double glazed windows to front and side aspects, textured and coved ceiling, wall mounted electric panel heater, opening to:

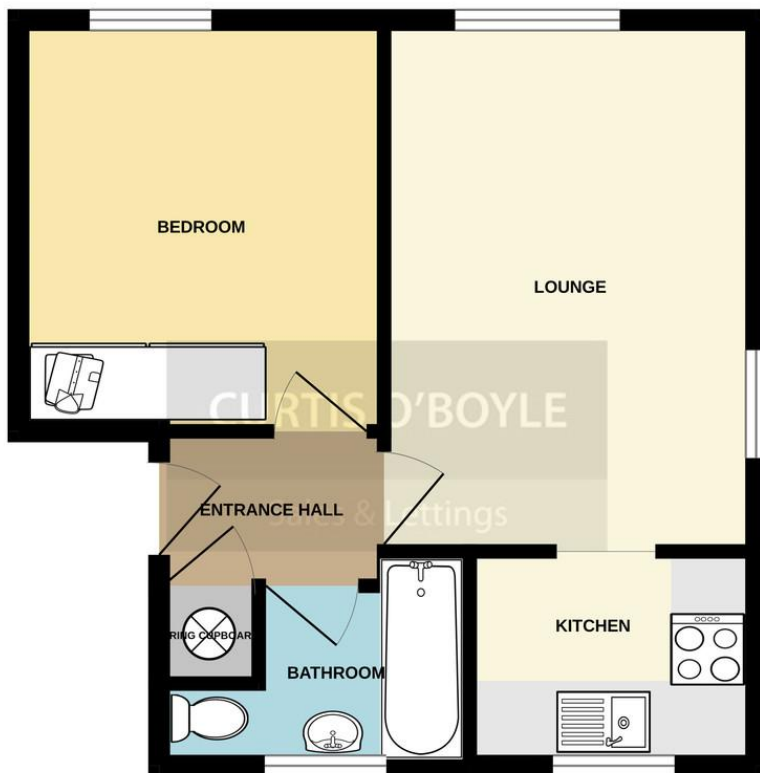
KITCHEN 7' 9" x 5' 9" (2.36m x 1.75m) Double glazed window to rear aspect, textured ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, space for washing machine tiled splashbacks, cooker hood.





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

FIRST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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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