

# Elsden Chase, Southminster

CMO 7ET

**CURTIS O'BOYLE**

Sales & Lettings







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£300,000

**NO ONWARD CHAIN.** Set in a quiet no-through road just a short walk from Southminster town centre and railway station, this chalet-style semi-detached home offers two first-floor double bedrooms, lounge, kitchen, ground floor bathroom, and a conservatory. Outside features include a paved rear garden, driveway, and garage. Peaceful yet convenient location.

**ENTRANCE HALL** Obscure double glazed entrance door and window to side aspect, radiator, textured ceiling, stairs to first floor.

**LOUNGE** 16' 2" x 12' 6" (4.93m x 3.81m) Two double glazed windows to front aspect, radiator, feature fireplace.

**KITCHEN** 13' 1" x 9' 3" (3.99m x 2.82m) Glazed door to conservatory, window to rear aspect, radiator, textured and coved ceiling, understairs cupboard, fitted base and wall units, stainless steel sink unit, built in electric oven and four ring hob, space for washing machine.

**CONSERVATORY** 15' 3" x 6' 5" (4.65m x 1.96m) Glazed door to rear garden, glazed door to side aspect, windows to side and rear aspects.

**BATHROOM** 7' 2" x 6' 6" (2.18m x 1.98m) Obscure glazed window to rear aspect, heated towel rail, panelled bath with shower over, pedestal wash hand basin, low level WC, textured ceiling tiled splashbacks.

**FIRST FLOOR LANDING** Textured ceiling, doors to:

**BEDROOM** 16' 2" x 9' 5" (4.93m x 2.87m) Double glazed windows to rear and side aspects, radiator, eaves access.

**BEDROOM** 16' 2" x 8' 9" (4.93m x 2.67m) Double glazed window to front aspect, radiator, eaves access.

**OUTSIDE** Paved rear garden with panelled fencing. Front garden paved to lawn with shingled driveway leading down side of house to a single GARAGE. Please note, included in the title is a small parcel of land on the opposite side of the road.





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



GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.

1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



AWAITING 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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