



Cherry Orchard, SOUTHMINSTER CM0 7HE

Welcome to

Cherry Orchard, SOUTHMINSTER

Situated within a SHORT WALK OF SOUTHMINSTER TRAIN STATION with services to London Liverpool Street is this MODERN AND BEAUTIFULLY PRESENTED property, benefiting from TWO DOUBLE BEDROOMS as well as an attractive rear garden and AMPLE PARKING with EV CHARGING POINT.



Entrance

Part glazed entrance door to :-

Entrance Porch

Double glazed UPVC window to front, open to :-

Lounge

24' x 16' 4" (7.32m x 4.98m)

Double glazed UPVC bow window to front. Stairs to first floor, centrepiece contemporary fireplace, radiators, under stairs storage cupboard, door to :-

Kitchen

12' 4" x 7' 6" (3.76m x 2.29m)

Double glazed UPVC window to rear, modern fitted kitchen comprising sink & drainer set in roll top work surfaces with metro tiled splashbacks and range of eye & base level units, integrated fridge freezer, dishwasher and washing machine, space for cooker with extractor over, open to :-

Conservatory

9' 9" x 7' 7" (2.97m x 2.31m)

Dwarf brick wall & UPVC double glazed construction with French doors to rear opening onto the garden, breakfast bar with storage under.

First Floor

Landing

Access to partially boarded loft, radiator, doors to :-

Bedroom One

12' 4" x 9' 11" (3.76m x 3.02m)

Double glazed UPVC window to front, radiator.

Bedroom Two

12' 4" x 7' 7" (3.76m x 2.31m)

Double glazed UPVC window to rear overlooking the garden, airing cupboard, radiator.

Shower Room

Double glazed UPVC window to side, modern white suite comprising walk in double shower, low level WC and vanity basin, heated towel rail.

Outside

Front

Block paved forecourt driveway providing off road parking with EV charging point. Side access to :-

Rear Garden

Enclosed by panel fence, laid to lawn with mature flower & shrub borders and patio seating area. Large wooden storage shed with double doors to remain.

Additional Parking

To the side of the property is further allocated parking for two vehicles, with a gate accessing the rear garden.



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Welcome to

Cherry Orchard, SOUTHMINSTER

- Two Double Bedrooms
- Spacious Lounge
- Modern Kitchen & Shower Room
- Attractive Conservatory Breakfast Room
- Close to Station

Tenure: Freehold EPC Rating: C

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN103760 - 0003

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