



North Street, SOUTHMINSTER CM0 7DG



Welcome to

North Street, SOUTHMINSTER

A CHARMING CHARACTER COTTAGE situated in the heart of Southminster, with it's wealth of amenities including TRAIN STATION WITH SERVICES TO LONDON LIVERPOOL STREET within an 8 minute walk, offering a WEALTH OF CHARACTER the property also boasts a 90 FT MATURE REAR GARDEN.



Entrance Porch

Covered porch area, part glazed door to:-

Lounge

12' 1" Max x 12' Plus Bay (3.68m Max x 3.66m Plus Bay)
Sash bay window to front, centrepiece fireplace,
exposed floorboards, radiator, door to:-

Dining Room

12' 1" Max x 12' 1" (3.68m Max x 3.68m)
Sash window to rear, under stairs larder cupboard,
centrepiece fireplace, exposed floorboards, radiator,
door to:-

Inner Hall

stairs rising to first floor, door to:-

Kitchen

9' 9" x 6' 6" (2.97m x 1.98m)
Window to side fitted kitchen comprising of sink and
drainer set in roll top surfaces with tiled splashbacks
and range of eye and base level units with space for
appliances, wall mounted Vaillant gas boiler, door to
garden, door to:-

Bathroom

7' x 6' 3" (2.13m x 1.91m)
window to side, white suite comprising of panel bath
with shower over, low level WC and pedestal basin,
fully tiled walls.

First Floor

Landing

Doors to:-

Bedroom One

12' 1" Max x 12' (3.68m Max x 3.66m)
Sash window too front, over stairs storage cupboard,
radiator.

Bedroom Two

12' 2" x 12' 1" (3.71m x 3.68m)
Sash window to rear, loft access, radiator, door to:-

Bedroom Three

11' 4" x 6' 7" (3.45m x 2.01m)
Sash window to rear, radiator.

Outside

Front

Retained by low brick wall with mature shrubs
affording privacy, gated side access to:-

Rear Garden

Measuring in excess of 90 FT from the back of the
summer house, enclosed by fence and hedging and
laid to lawn with meandering pathway and range of
mature flowers, shrubs and trees.

Summer House / Home Office

11' 5" x 8' 4" (3.48m x 2.54m)
Timber construction with window to side and French
doors to rear opening to the garden, power and light
connected.



view this property online williamhbrown.co.uk/Property/MLN103896



Welcome to

North Street, SOUTHMINSTER

- Three Bedrooms
- Two Reception Rooms
- 90 FT Rear Garden
- Close to Amenities
- Wealth of Character

Tenure: Freehold EPC Rating: Awaited

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN103896



Property Ref:
MLN103896 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk