



Station Road, Southminster CM0 7EW

Welcome to

Station Road, Southminster

SHORT WALK TO SOUTHMINSTER STATION This charming character cottage with SOUTH FACING GARDEN as well as LARGE OUTBUILDING ideal for use as workshop, storage or conversion subject to planning, the property enjoys TWO BEDROOMS AND FIRST FLOOR BATHROOM.



Entrance

Entrance door to :-

Lounge

12' 2" x 11' 7" max (3.71m x 3.53m max)

Window to front, centrepiece inglenook fireplace housing wood burner, radiator, open to :-

Study Area

8' 6" x 6' 11" (2.59m x 2.11m)

Window to front, radiator, door to :-

Inner Hall

Stairs rising to first floor, radiator, door to :-

Kitchen Breakfast Room

13' 4" x 11' max (4.06m x 3.35m max)

Window to rear overlooking the garden, fitted kitchen comprising sink & drainer set in tiled worksurfaces with tiled splashbacks and range of eye & base level units, space for appliances, wall mounted gas boiler, under stairs storage cupboard, door to rear porch, door to :-

Utility Room

6' 1" x 4' plus recess (1.85m x 1.22m plus recess)

Window to side, space for appliances with cupboards over.

Rear Porch

Window to rear and door to side accessing the garden.

First Floor

Landing

Spacious landing with window to rear overlooking the garden, airing cupboard, further built in storage cupboards, radiator, doors to :-

Bedroom One

11' 11" max x 11' 8" (3.63m max x 3.56m)

Window to front, character beams, radiator.

Bedroom Two

8' 7" x 7' 6" (2.62m x 2.29m)

Window to front, character beams, radiator.

Bathroom

8' 5" x 5' 11" (2.57m x 1.80m)

Window to side, modern white suite comprising bath, separate shower, low level WC and pedestal basin, fully tiled walls, radiator.

Outside

Front

Gated side access to :-

Rear Garden

South facing, enclosed by fencing, laid to lawn with patio seating areas and mature shrub borders, outside WC.

Outbuilding

17' 11" x 15' 5" (5.46m x 4.70m)

Brick built workshop with barn style doors opening to the garden, power & light connected.



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Welcome to

Station Road, Southminster

- Two Bedrooms
- First Floor Bathroom
- Lounge & Study Area
- South Facing Garden with Large Outbuilding
- Close to Station

Tenure: Freehold EPC Rating: D

Guide Price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN103918 - 0005

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