

South Street, Tillingham Southminster CM0 7TJ

welcome to

South Street, Tillingham Southminster

GUIDE PRICE £325,000 - £350,000 Situated in the PICTURESQUE VILLAGE of Tillingham with its LOCAL SHOPS AND AMENITIES is this SPACIOUS AND CHARMING detached period property, a former shop with separate living quarters, the property is now a LIGHT & AIRY CONTEMPORARY HOME with PERIOD CHARACTER.













Part Glazed Door To:-

Entrance Hall

Parquet flooring, exposed beams and studwork, stairs rising to first floor, open to:-

Lounge

15' 8" Max x 12' 9" (4.78m Max x 3.89m)

Sash windows to front, parquet flooring, exposed beams and studwork, exposed brick centrepiece inglenook fireplace housing wood burner, electric panel heater.

Kitchen

16' 9" x 9' 8" Max (5.11m x 2.95m Max)
Sash windows to side and rear plus door to courtyard. Bespoke fitted kitchen comprising sink set in wood work surfaces with integrated breakfast bar and range of eye and base level units. Built in double oven, separate hob, integrated fridge, freezer, slimline dishwasher, wine cooler and washing machine, parquet flooring, underfloor heating, door to:-

Dining Room

12' 2" x 8' 11" (3.71m x 2.72m)

Window and stable style door to front, feature exposed brick wall, electric panel heater.

First Floor

Landing

Loft access, airing cupboard, further storage cupboards and further loft access, exposed beams and studwork, doors to:-

Bedroom One

12' 4" Plus Recess x 9' 7" (3.76m Plus Recess x 2.92m) Sash window to front, built in wardrobe, stripped wood floorboards, electric panel heater.

Bedroom Two

10' 6" x 9' 7" (3.20m x 2.92m)

Sash window to front, fitted cupboards, electric panel heater.

Bedroom Three

10' 3" x 7' 6" (3.12m x 2.29m)

Sash window to side, fitted wardrobes, electric panel heater.

Bedroom Four

8' 11" x 7' (2.72m x 2.13m)

Sash window to rear, pedestal sink, electric panel heater

Bathroom

Sash window to rear, white suite comprising panel bath with shower over, low level WC and pedestal basin, part tiled walls, heater towel rail.

Cloakroom

Sash window to side, white low level WC.

Outside

Front

Block paved and retained by iron railings.

Courtyard

Gated side access, block paved courtyard seating area enclosed by brick wall.

Agents Note

To our knowledge the property is not listed and doesn't appear on Historic England's map of listed properties.





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South Street, Tillingham Southminster

- Wealth of Character & Charm
- Four Bedrooms & Two Reception Rooms
- Idyllic Village Location
- Stylish Refitted Kitchen
- Courtyard Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£325,000 - £350,000







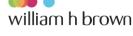


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN103388



Property Ref: MLN103388 - 0002 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.





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