



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, slim-line 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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welcome to

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

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Property Ref:
MLN103388 - 0002

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