



North Street, Southminster CM0 7DG
£288,500

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located very conveniently for the shops, restaurants, railway station and general amenities in the village of Southminster.

This very deceptive from first appearance three bedroom traditional timber framed cottage offers some wonderful character features with a sympathetic modern feel.

The ground floor has a lovely size dining room and lounge and to the rear backing the 90 ft west facing garden a equally impressive spacious kitchen/breakfast room. The first floor has three excellent size bedrooms and a decent size family bathroom.

As mentioned the rear garden is west facing to enjoy the long summer days and is an excellent size in access of 90 ft. (PLEASE SEE OUR NOTE ON THE GARDEN)

Entrance hallway

Double glazed entrance door to the hallway which has stairs to the first floor landing.

Lounge

13'4 x 9'4

A lovely size room with a smooth ceiling and nicely exposed wooden floorboards, cast iron fireplace currently not used but no reason why not with it professionally checked. Television point, radiator and a double glazed window to the front.

Dining room

13'4 x 9'5

Another good size room again with a smooth ceiling and nicely exposed wooden floorboards, plenty of storage space with a large walk in larder/cupboard with a window to the side, a further single built in cupboard and an under stair storage cupboard. The room has ample space for a good size family table and chairs, double glazed window to the front and radiator.

Kitchen/breakfast room

12'9 x 12'2

A lovely room backing the west facing rear garden, smooth ceiling with down lighting and a tiled floor. Comprising of a range of white eye level units and back tiling, matching base unit and drawers with complimentary work surfaces over. Inset circular stainless steel sink, inset stainless steel hob with above extractor and stainless steel oven below,

plumbing for washing machine and dish washer. Double glazed window to the side, double glazed double doors opening on to the rear garden and radiator.

Landing

Bedroom one

13'1 x 9'1

All the bedrooms are very good sizes and this being the main room has a smooth ceiling and a cast iron fireplace. The room is nice bright and airy and has a double glazed window to the front and radiator.

Bedroom two

13'1 x 8'2

Another good size double room with a smooth ceiling, double glazed window to the rear, radiator and loft access.

Bedroom three

11'8 x 8'4

An excellent size third room with a smooth ceiling, built in single cupboard, radiator and a double glazed window to the front.

Bathroom

Smooth ceiling with down lighting, panelled bath with a fitted rain shower and hand held with screen, w/c with built in cistern surround, hand wash basin with double vanity cupboard below. Part tiled walls, tiled flooring, chrome heated towel rail, expel air and a double glazed window to the rear.

West facing 90 ft rear garden

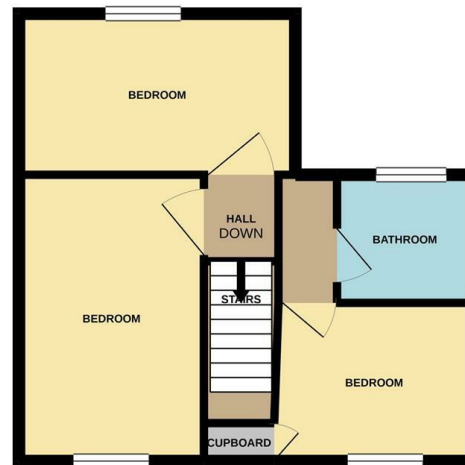
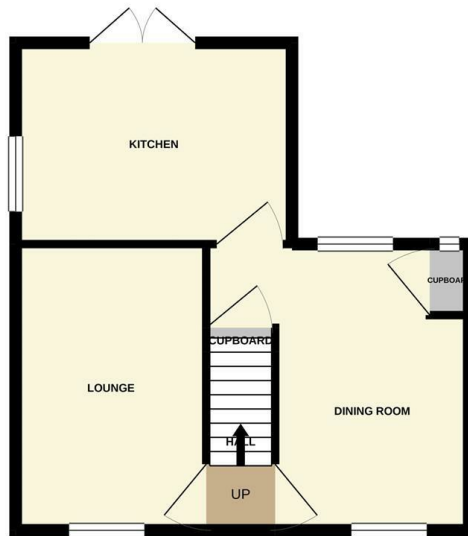
The cottage has a superb 90 ft west facing garden to enjoy those long summer days, there is a good size patio/entertaining area to one side, outside tap and path leading to the rear of the garden. The main is laid to lawn with some mature shrubs and tree hedging with trellis work leading to a second part of the garden that is a decent size PLEASE NOTE plans were past previously but now expired to erect a brick built outbuilding, ideal for a work space or similar.



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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