



Larch Grove, Southminster CM0 7FN
£325,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of Southminster village, which offers an array of shops and restaurants a primary school, doctors surgery and a rail link to London Liverpool street.

This nicely presented three bedroom semi detached house offered with approximately three years NHBC guarantee remaining.

The ground floor comprises of a cloakroom/w/c, spacious lounge and kitchen/breakfast room, the first floor has three bedrooms with the main room having an en-suite and a family bathroom.

Externally the property has a good size rear garden and to the front its own parking for two vehicles.

Entrance hallway

16'6 x 7

Entrance door to the hallway which has quality wood effect laminate flooring, stairs to the first floor landing and radiator with decorative cover incorporating shelving.

Cloakroom/wc

Comprising of a continuation of the wood effect flooring from the hallway, pedestal hand wash basin, close coupled w/c, expel air and radiator.

Kitchen/breakfast room

13'3 x 8'1

This is a good size room with the kitchen comprising of a range of white eye level units with back tiling, matching base units, drawers and complimentary marble effect work surfaces over. Integrated fridge/freezer, plumbing for washing machine and dish washer, inset stainless steel gas hob with above extractor and stainless steel built in oven and a stainless steel sink The breakfast area has a breakfast bar with radiator below and a double glazed bay window to the front.

Lounge

15'5 x 15'9

A nice spacious room with again a continuation of the wood effect laminate flooring, a generous understairs storage cupboard. Television point, radiator and double glazed double doors with side screen windows to the rear.

Landing

7'1 x 8'2

Loft access.

Bedroom one

10'7 x 9'2

A good size double room with a wall mounted individual thermostat control, television media panel ,radiator and a double glazed window to the rear with fitted blind.

Bedroom two

12'7 x 8

Another good size double room with media television panel, a single built in cupboard/wardrobe, radiator and a double glazed window to the front with fitted blind.

Bedroom three

7'4 x 7'1

Double glazed window to the front with fitted blind, television media panel and radiator.

Bathroom

Comprising of a panelled bath with taps and shower attachment, pedestal hand wash basin, close coupled w/c, white heated towel rail, expel air and part tiled walls.

Rear garden

Commencing with a patio area leading to the main garden which is neatly laid to lawn. Garden shed and a side gate giving access to the front.

Front/parking

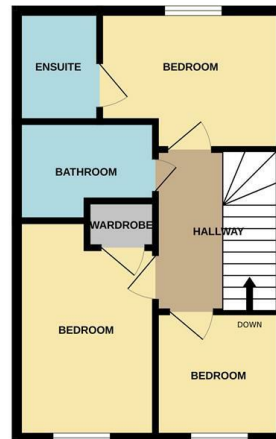
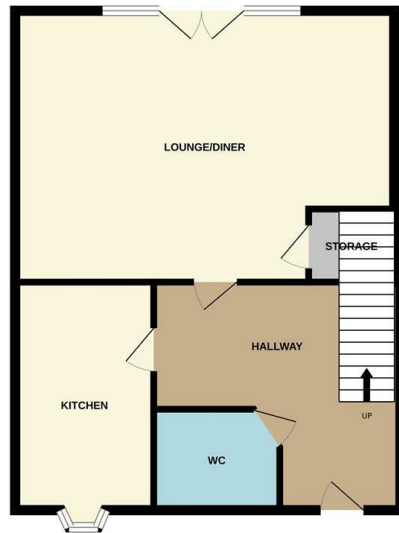
To the front there is parking for two vehicles.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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		
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