



East End Road, Southminster CM0 7PU
£450,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the picturesque village of Bradwell on sea which has some beautiful rural and coastal walks. The village offers a community run shop, three public houses, primary school and marina and a gorgeous church.

This detached 3/4 bedroom character cottage offers its new owners bags of potential to improve to their own tastes and requirements. OFFERS ENORMOUS SCOPE FOR FURTHER IMPROVEMENT.

The ground floor offers a cloakroom/w/c, kitchen, lounge, dining room and study potential fourth bedroom, all the rooms have many of the charm and character expected for a cottage of its era.

If you like gardening or just being outdoors then the large wrap around gardens will definitely impress, especially if you like the good life, growing fruit and vegetables.

NO ONWARD CHAIN.

Atrium/summer room

12'9 x 10'8

Double glazed entrance door to the atrium which doubles as a lovely summer room adjoining one side the main house, the other a superb size studio/reception room or potential bedroom four.

The atrium is double glazed with doors also opening on to the rear garden, tiled flooring and radiator.

Studio/recep room potential bedroom 4

18'9 x 12

This is a superb room whether as a studio, reception room of your choice or a fourth bedroom. This could make a great teenage room or ideal for an elderly relative.

Down lighting, dual double glazed windows to the rear, radiator and bifold double glazed doors to the front.

Main entrance to the hallway

15 x 5'9

Entrance door leading to the hallway which has stairs to the first floor landing, radiator and a built in cupboard. The cottage has many of its original features and quirks, in keeping of its era.

Cloakroom/w/c

Door with original vintage penny slot entrance and door handle, w/c with built in cistern, and hand wash basin with cupboard below.

Kitchen

12 x 12

The kitchen still has a lovely cottage feel to it with the modern twist of ivory coloured eye level units and back tiling. Matching base units and drawers, inset electric hob with above a modern touch screen extractor, built in oven, inset stainless steel sink, integrated dish washer, plumbing for washing machine and space for a fridge/freezer. Down lighting, tiled flooring, sash window to the side and stable door to the rear.

Lounge

18'5 x 12'2

This is a nice size room with plenty of original features including some exposed beams, a lovely fireplace with exposed brick chimney breast and a cast iron wood burner. Television point, window to the side and French doors to the rear garden.

Dining room

12'2 x 10'1

A lovely size room plenty of space for a good size table and chairs, part wood panelled walls, open fireplace with wooden surround and original tiles. Window to the front and radiator.

Study

10'6 x 10

The study is really a reception room of your choice but of course works very well as it is. There is a cast iron fireplace with open fire and tiled surround and window to the front.

Landing

Bedroom one

12'1 x 10

A good size double bedroom with an open fireplace radiator and window to the front with views across open fields.

Bedroom two

12'2 x 10'1

Another good size double room again with an open fireplace, window to the front with views across open fields.

Bedroom three

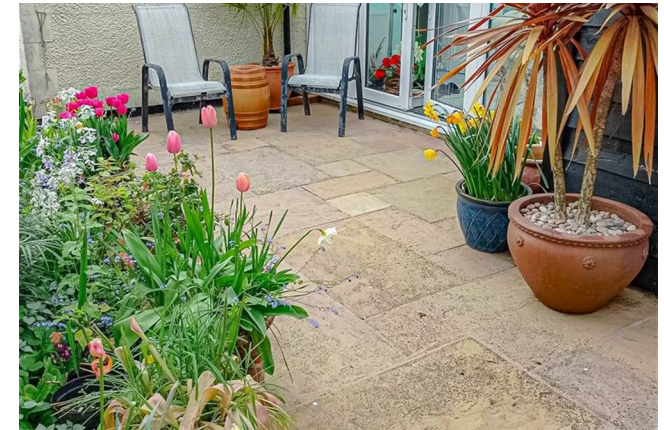
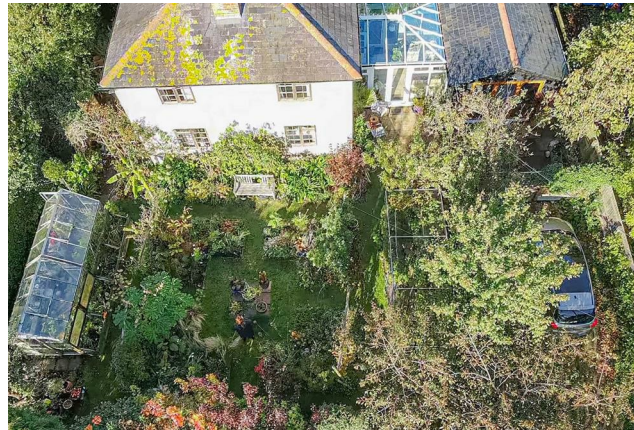
9'2 x 9'2

Still a good size being the third room and having a window to the side and radiator.

Bathroom

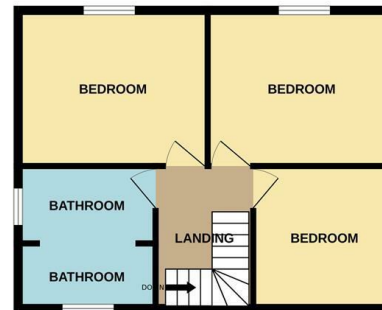
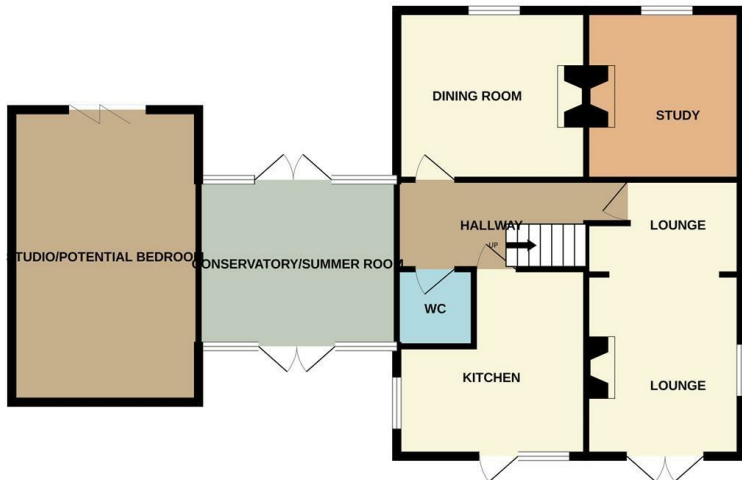
This is a large room with a double walk in shower cubicle, close coupled w/c, pedestal hand wash basin. Window to the side, chrome heated towel rail and part tiled walls. The remaining room has an area of reduced head height offering a dressing area, built in storage cupboards and a large velux style ceiling window.

Wrap around Gardens



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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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 | | | |
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