



Station Road, Southminster CM0 7EW  
£269,500

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located within easy reach of the shops, restaurants, doctors surgery and railway station linked to London Liverpool Street.

This charming Essex weatherboarded cottage offers a wealth of its original character including a cosy lounge with open working fireplace, dining room with fireplace and cast iron oven/stove (professional advice required before use). Fitted kitchen and a study/reception room and ground floor bathroom and

finally two bedrooms on the first floor.

Externally the cottage has a gorgeous private rear garden to sit and enjoy and if you enjoy your gardening, the array of established plants, shrubs, trees and flowers will certainly impress.

NO ONWARD CHAIN.

### Entrance door to lounge

10'10 x 10

The door from the street leads directly into the lounge but the choice is to use the side path and side entrance door, for more convenience.

The lounge as with all the rooms retains many of the cottages original features, including an open fireplace to enjoy with a built in cupboard to one side. Sash window to the front, radiator, tv point and wood effect laminate flooring.

### Dining room

9'11 x 8'6

The dining room is ample space for a table and chairs and again has a fireplace, PLEASE NOTE there is an original cast iron oven/stove but this would require professional advice along with the fireplace.

Built in understairs storage cupboard, radiator and door to the stairs.

### Kitchen

10'2 x 10'1

The kitchen is a good size with a range of modern base units and wooden work surfaces over and an inset sink. Recess for an electric range with double ovens, hob, griddle and warming plate which will remain, plumbing for washing machine and space for fridge/freezer. Tiled flooring and a double glazed window to the side, open to the side lobby/entrance.

### Side lobby/entrance

This a wall unit concealing a newly fitted combi boiler last year, side entrance door and doors to the bathroom and study/reception room.

### Study/reception room

10'6 x 4'1

This is a very useful room whether as a study/work space or reception room of your choice, with a door opening on to the rear garden.

### Bathroom

An over size free standing bath with center taps and shower attachment, close coupled w/c and pedestal hand wash basin. Part tiled walls, radiator and a double glazed window to the rear.

### Landing

Loft access.

### Bedroom one

10'10 x 10'1

A good size double bedroom with a sash window to the front, double built in cupboard/wardrobes and fireplace recess and wood effect laminate flooring.

### Bedroom two

8'5 x 8'4

Wood effect laminate flooring, built in wardrobes and cupboards to one wall, double glazed window to the rear.

### Rear garden

PLEASE SEE photographs to appreciate how nice the rear garden is and the work that has gone into the planting and designing of the borders.

The garden is approached via a side path with water tap and gate, where there is a very pleasant shingle seating area with cover pergola, an array of surrounding plants and shrubs and rockery. A gate then leads to the remaining garden which once again has been planted with many different plants, shrubs and flowers, making this a wonderful place for any keen gardeners along with a garden shed.

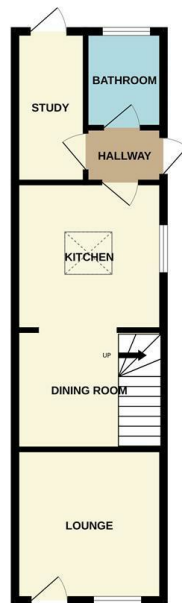




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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 to help the area prospective purchaser. The services, appliances and fixtures shown here are for information only and no guarantee as to their quantity or efficiency can be given. Made with Metagon 5/2016

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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