



Queenborough Road, Southminster CM0 7AB  
£325,000

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 in the village of Southminter which offers an array of shops, restaurants, doctors surgery, primary school, community run swimming pool and a rail link to London Liverpool Street Station.

The neighbouring coastal town of Burnham On Crouch is only 2.9 miles away offering , shops, restaurants and additional amenities

This spacious two bedroom semi detached property has been very nicely refurbished throughout to a high standard, along with an extension to the rear ground floor.

The ground floor offers an entrance hallway, good size lounge, very spacious and modern fitted kitchen/breakfast room which is open plan to a large garden room/reception room.

The first floor offers two excellent size double bedrooms and a high specification fitted family bathroom.

Externally a low maintenance good size and West facing rear garden, with koi pond and shed with power and light.

To the front the property offers its own parking for three vehicles and double gates to the side which could possibly accommodate a small vehicle.

### Entrance hallway

Double glazed entrance door and side screen window with fitted blind and radiator. Wood effect laminate flooring and stairs to the first floor landing.

### Lounge

15 x 11'7

A spacious room with a continuation of the wood effect laminate flooring from the hallway, Full Phillips Hue system up and down lighters, television point, radiator and a double glazed window to the front with fitted blind.

### Kitchen/breakfast room

15 x 12'6

A superb room open plan to the large garden room extension with an extensive range of modern Anthracite Grey eye level unit, with back tiling. Matching base units and drawers with Quartz work tops, integral dish washer and washing machine, inset one and a half sink, inset five ring gas hob with above stainless steel extractor, built in double fan oven and space for an American style fridge/freezer. Plenty of space for a good size table and chairs, tiled effect flooring, down lighting, three column style radiators, single built in storage cupboard and larder.

### Garden rom/reception room

14'8 x 10'6

The garden room is an extension to the property and a great addition, offering a totally versatile room. Three velux ceiling windows, double glazed window to the side and a double glazed window and door to the rear garden. Heron bone wood effect flooring and television point.

### Landing

Loft access and radiator.

### Bedroom

10'3 x 10'7

Both bedrooms are good size double rooms, wood effect laminate flooring and radiator Walk in wardrobe /cupboard, double glazed window to the front.

### Bedroom

14'9 x 7'9

Wood effect laminate flooring, radiator, television point and a double glazed window to the rear.

### Bathroom

Fitted to a high standard with a corner bath with above shower and screen, close coupled w/c, hand wash basin with vanity surround and cupboards below. Majority tiled walls, chrome heated towel rail, down lighting and a double glazed window to the side.

### Rear garden West facing

The garden has a west facing aspect to enjoy those hot summer days, set out with low maintenance in mind. Laid to Astro Turf with close board fenced boundaries, a raised pumped and filtered Koi pond, garden shed with power and light, outside power sockets and side gate to the front.


### Frontage/parking


The property has its own parking laid to gravel for three vehicles. Double gates open to the side where the drive extends but narrows but potentially offers parking for a small vehicle.



#### Consumer Protection from Unfair Trading Regulations 2008.

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			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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