

Queenborough Road, Southminster CM0 7AB £315,000

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SJWARREN www.sjwarren.co.uk Situated in the village of Southminster which offers an array of shops, restaurants, doctors surgery, primary school and a rail link to London Liverpool Street Station.

OFERED WITH NO ONWARD CHAIN this 2/3

bedroom semi detached house has a spacious lounge, good size modern kitchen, dining room/potential third bedroom. On the first floor two double bedroom and a family bathroom. Externally the property offers a good size south west facing sunny aspect garden. To the front a neatly laid to lawn and part planted with its own driveway to the side and garage, the garage is part converted to a utility room and w/c.

Entrance hallway

Double glazed entrance door and side screen window to the hallway which has tiled flooring, radiator with decorative cover and stairs to the first floor.

Lounge

14'7 x 12'3

A spacious lounge with marble fireplace hearth and surround and electric coal flame effect fire, tv point. Two radiators and a double glazed lead light window to the front.

Kitchen

13'1 ext 16'3 x 7'7

Another generous size room and adequate in size for a breakfast bar. Fitted with a range of cream eye level units and back tiling, matching base units and drawers and complimentary work surfaces over. Inset one and a half white enamel sink, inset electric hob with above extractor, built in oven and micro wave, space for a fridge/freezer, plumbing for a dish washer.

Larder/cupboard and understairs storage cupboard, double glazed window and double glazed French doors to the rear.

Dining room potential third bedroom. $9'5 \times 6'7$

Potentially this could make a ground floor third bedroom or a nice dining room. Double glazed window to the rear radiator and a built in cupboard housing the boiler for hot water and heating (not tested).

Landing Loft access.

Bedroom one

11'4 x 12'2 part reduced head height Built in wardrobe/cupboard and triple fitted mirror fronted wardrobes to one wall, radiator and a double glazed lead light window to the front.

Bedroom two

11'4 x 8'1 part reduced head height Another decent size double room with a double glazed window to thew rear, eaves storage space, double built in wardrobe and radaitor.

Wet room

Walk in shower, pedestal hand wash basin and a close coupled w/c, majority tiled walls, expel air and a double glazed window to the side.

Rear garden

The property has a very pleasant garden South West facing to enjoy those hot summer days. Commencing with a patio leading to the neatly laid lawn. There are surrounding planted borders with roses, shrubs and flowers, courtesy door to the garage and a side gate to the front.

Driveway and garage

The proerty has its own drive for multiple vehicles to a garage with up and over door, PLEASE NOTE this is part converted to a very useful utility room and w/c.

Front garden

PLEASE NOTE the garden could easily offer a lot more parking if laid to drive. Neatly laid to lawn with an array of planting.

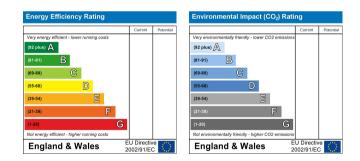






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