



Queenborough Road, Southminster CM0 7AB  
£315,000

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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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 x 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 the rear, eaves storage space, double built in wardrobe and radiator.

### 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 property 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.



#### 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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