



Station Road, Southminster CM0 7EW
Offers in excess of £255,000

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01621 734300

SJ WARREN
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The accommodation comprises

Located very conveniently for the high street, shops restaurants and railway station to London Liverpool Street. Southminster also has its own doctors surgery, primary school and community run swimming pool among other amenities.

This two bedroom cottage is presented in excellent order throughout, mixing character and modern living in a sympathetic way. PLEASE PAY attention to the photographs and video tour to get a true representation of the quality throughout.

The ground floor offers an excellent size lounge with a dining area, quality laid porcelain run throughout this floor. The kitchen breakfast room is a good size and there is a high specification fitted family bathroom.

The first floor offers two double bedrooms. Externally an excellent size garden in excess of 55 ft with a large porcelain laid patio/entertaining area with inset electric lighting.

Entrance lounge and dining area

19'5 x 12'10 max

This is an excellent size room presented to a high standard which is the theme throughout the cottage. Quality laid porcelain tiling run throughout the ground floor, there is a feature fireplace recess with above hard wood mantle and double cupboards to one side. Television point, radiator and sash style window to the front, plenty of space in the dining area for a good size table and chairs, alcove recess and radiator.

Inner hallway

Large storage cupboard also housing the boiler for the hot water and heating (not tested) and radiator.

Kitchen/breakfast room

13'2 x 8'8

The kitchen has a range of grey eye level units with back tiling, matching base units and drawers and complimentary marble effect work surfaces and matching breakfast bar. One and a half stainless steel sink, inset stainless steel gas hob and oven below, plumbing for dish washer, washing machine and space for fridge/freezer. Double glazed window and door to the rear and radiator.

Landing

Bedroom one

10'9 x 10'9

A good size double bedroom with built in cupboard/wardrobe, radiator and a sash window to the front.

Bedroom two

9'1 x 8'3

Another double room with a double glazed window to the rear and radiator.

Rear garden

in excess of 55 ft

An really good size garden great to sit out, entertain and enjoy with a large quality fitted porcelain patio with inset electric lights. Neatly laid lawn, garden shed and outside water tap.



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	90
(81-91)	B	65
(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	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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