



Queenborough Road, Southminster CM0 7AB
Offers in excess of £294,000

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01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located close to the high street shops, restaurants and railway station is this extended three bedroom semi detached house.

The property offers a lounge, sitting room and dining area, kitchen utility room and shower room/w/c, the first floor has three bedrooms and bathroom. PLEASE NOTE we are advised the current occupants were told the rear extension was built with the potential to add a second floor and in addition it is worth noting that the loft space also has good head height. Externally the property has a superb garden in excess of 100 ft and to the front there is a good size garden and a drive for at least four vehicles to the garage.

Entrance hallway

Double glazed entrance door to the hallway with stairs to the first floor and door with dual glazed insets to the lounge.

Lounge

13'9 x 10

The lounge has a double glazed window to the front, radiator and television point, this room backs the sitting room and dining area and potentially could be open plan (subject to any consents required)

Sitting room & dining area

17'2 x 10'9

This is a great size room with in the sitting area a television point, under stair cupboard, radiator and a double glazed window to the side. The dining area is ample space for a good size family table and chairs and there is an arch to the kitchen.

Kitchen

11'8 x 9'6

The kitchen once again is a good size and has a range of modern fitted eye level units with under lights incorporating a double matching display cabinet with inside down lighting, matching base units and drawers, pull out larder and corner carousel with complimentary work surfaces over. Inset five ring gas hob with above extractor and oven below, integral dish washer and fridge and inset stainless steel sink with drainer, tiled flooring, radiator and a double glazed window and door to the rear.

Utility room

8'9 x 6'7

The utility room is a very handy addition and has a

range of eye and base units with an inset stainless steel sink and work surface over, plum for washing machine, tiled flooring, radiator and a double glazed window to the side.

Shower room/w/c

Tiled flooring and a hand wash basin, walk in shower cubicle and a double glazed window to the rear.

Landing

Double glazed window to the side, loft access and airing cupboard with lagged tank. PLEASE NOTE the vendor has advised they have recently had loft insulation foam added to the loft space.

Bedroom one

11'6 x 8'9

This room has a range of fitted wardrobes with above bridging cupboards and built in chest of drawers, matching corner dressing table, radiator and double glazed window to the rear.

Bedroom two

10'6 x 7'4

Recess with fitted clothes rail to one side of a capped fireplace and shelving to the opposite side, radiator and double glazed window to the front.

Bedroom three

8 x 8

Double glazed window to the side and radiator.

Bathroom

Comprising of a paneled bath, pedestal hand wash basin and close coupled w/c, part tiled walls, heated towel rail and a double glazed window to the side.

Rear garden 100 ft plus

The garden is an excellent size and certainly a gardeners dream, it commences with a large patio/entertaining area and nicely planted and well stocked border to to one side close board fenced with a variety of mature climbers, courtesy door to the garage and outside tap.

Arch to the first section of the garden that has a neat lawn and centre path and large vegetable patch, garden shed with power and path leading to the remaining garden, again with the path continuing and lawn either side, green house, shed with power and a nice seating area to follow the sun later in the evening.

Front garden

The front garden again is a good size laid to lawn with mature boundary hedge to the front and close board fenced to the side and well stocked planted borders.

Drive and garage

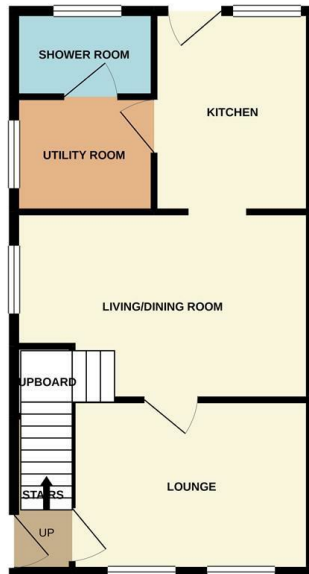
The property has a generous drive for at least four cars leading to the garage which has an up and over door, power and light.



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq ft. (85.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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) A		
(81-91) B		
(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		
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