



North Street, Southminster CM0 7DG
Offers in the region of £275,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located very conveniently for the shops, restaurants, doctors surgery and railway station is this circa 1890 traditionally solid built three bedroom character house.

The property is offered with NO ONWARD CHAIN and is ideal for anyone wishing to put their own tastes to the property, there are two generous reception rooms and an addition of a cloakroom/w/c a large kitchen all ready to be designed with your own tastes.

The first floor offers two large double bedrooms boasting the original cast iron fireplaces and a good size single third bedroom as well as a family bathroom. Externally the property has a superb garden in excess of 115 ft great for the kids, keen gardeners or anyone with pets. PLEASE NOTE subject to planning it could be possible to drop the kerb and add parking.

Entrance porch

Double doors to the porch which has a tiled floor and double glazed door to the hallway.

Entrance hallway

The hallway has stairs to the first floor and an under stair storage cupboard, above head cupboard housing the electric metres with consumer box and trip switches, radiator with thermostatic control.

Lounge

13'6 x 11'4

Currently the lounge but versatile in its use with lovely high ceiling as expected for a property of its era, double glazed bay window to the front, television point and radiator with thermostatic control. PLEASE NOTE the fireplace is currently covered but this with the required professional advice be reinstated to offer an open fire or potentially a log burner

Dining room/sitting room

16'6 x 13'2

An impressive size room with a large brick fireplace and a gas flame fire and extending brick storage space to either side, radiator with thermostatic control and a wall mounted Hive controller for the heating system. Double glazed window to the side and rear, picture rail surround and a door to the cloakroom/w/c.

Cloakroom/w/c

A recent addition and a very good one to have in any

property comprising of a close coupled w/c, hand wash basin with splash back tiling and expel air.

Kitchen

14'8 x 8'3

As mentioned although fully functional this room does give you the opportunity to design and fit the kitchen to your own tastes. Currently it comprises of a range of leather effect fronted eye level units with back tiling, matching base units and drawers, twin bowl sinks, inset gas hob with above extractor and a double built in oven. Space for fridge/freezer, plumbing for washing machine, double glazed window to the rear, double glazed door to the side, a wall mounted gas boiler(not tested) and loft access.

Landing

Double glazed window to the side, loft access with ladder, light and we are advised also has extra loft insulation. PLEASE NOTE the property did have a replacement roof approximately 30 years ago.

Bedroom one

13'2 x 10'9

An excellent size double room with lovely high ceiling and an original cast iron fireplace, double glazed window to the front and radiator with thermostatic control.

Bedroom

12'9 x 9'2

Once again a spacious double room with two sets of triple above head fitted cupboards and hanging rail below, this room again has an original cast iron fireplace, radiator with thermostatic control and a double glazed window to the rear.

Bedroom

8'6 x 6'5

This is a good size single third bedroom and has a double glazed window to the front and radiator with thermostatic control.

Bathroom

The bathroom comprises of a paneled bath with above shower attachment, close coupled w/c, bidet, hand wash basin with double vanity cupboard below and back mirror. Shaver point with light and part ceramic tiled walls, radiator and a linen cupboard also housing the lagged water tank, double glazed window to the rear.

Rear garden

in excess of 115 ft

An excellent size garden whether to sit and enjoy, a keen gardener or for your kids and pets. Commencing with a patio to the side of the property extending to the rear with outside tap and electric socket and two garden sheds, leading to the main garden which is neatly laid to lawn with established plants, shrubs and trees and close board fencing. Side gate and path to the front.

Frontage

The frontage is laid to slabs and gravel border with a part fence and hedge boundary and gate, PLEASE NOTE subject to consents it potentially could be possible to drop the kerb and add a parking space.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 for any prospective purchaser. The contents, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagame v2.000

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		
(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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