



The Old Parish Room Burnham Road

Southminster, CM0 7ES

Offers Around £325,000



RECENTLY REDUCED The Old Parish room was previously a mid-19th-century building originally constructed to house the parish fire engine. This charming building has been expertly transformed into a stunning modern two-bedroom bungalow. Thoughtfully designed, the property boasts modern features, including underfloor heating, a sleek modern kitchen, and a contemporary bathroom. The electrical car charging port caters to the needs of the modern homeowner. This sympathetic renovation creates a unique living space full of character and convenience.

St Leonard's Church of England Primary School is just a stones throw away. Southminster station is 0.3 miles away providing a direct link to Wickford for links to London Liverpool Street & Southend

This beautiful property must be viewed to be truly appreciated. Call Smooth Move Estates 01277 600 700 to book a viewing.



Kitchen/diner/open plan living space 24'6 x 13'3 (7.47m x 4.04m)

White painted plaster walls and ceiling with herringbone laminate wooden floor and under floor heating. UPVC Double glazed window to side aspect flooding the property with natural light. Double glazed UPVC French doors leading to decked rear garden. Selection of black high and low level kitchen cupboards with the option to add under cupboard lighting. White & grey marble effect worktops and grey marble effect acrylic splash back. Black composite single bowl and drainer with black mixer tap. Electric cooker and hob with extractor above. UPVC rear aspect, double glazed window to the dining area. Multiple electrical socks throughout, room thermostat. Ceiling spot lights and 2 x central rose.

Bedroom 1 17'11 x 12'6 (5.46m x 3.81m)

Previously the main fire station. Plaster white painted walls and ceiling. Fully insulated wooden panelled wall, imitating the original fire door with transom windows. Grey carpet with black radiator. 2 Ceiling roses and 2 x raised bedside sockets and light switches. Multiple electrical socks around the room. 2 x UPVC double glazed windows to side aspect.

Bedroom 2 11'8 x 9'6 (3.56m x 2.90m)

White painted plaster walls, wooden herringbone floor with underfloor heating and thermostat. 2 x UPVC double glazed window to side aspect. Multiple electrical sockets.

Shower room 10'0 x 6'1 (3.05m x 1.85m)

White plaster walls, with ceiling spot lights. White ceramic W.C, white ceramic sink with chrome single mixer, set in black vanity. Walk in shower with dual shower system, grey marble shower panels and glass screen. Black composite flooring.

Hallway/Entrance

UPVC Entrance door to side aspect, laminate wooden herringbone floor with under floor heating. Brick wall featuring the rear of the original chimney. Black wooden storage cupboard housing the boiler and pipework. UPVC window and door leading to side of the property. Although this is the entrance to the property it could easily be used as a small office and has electrical socket to accommodate this use.

Garden

Large decked area with the remainder laid to gravel. Access to property from either side with secure gates both sides. Outside tap and lighting.

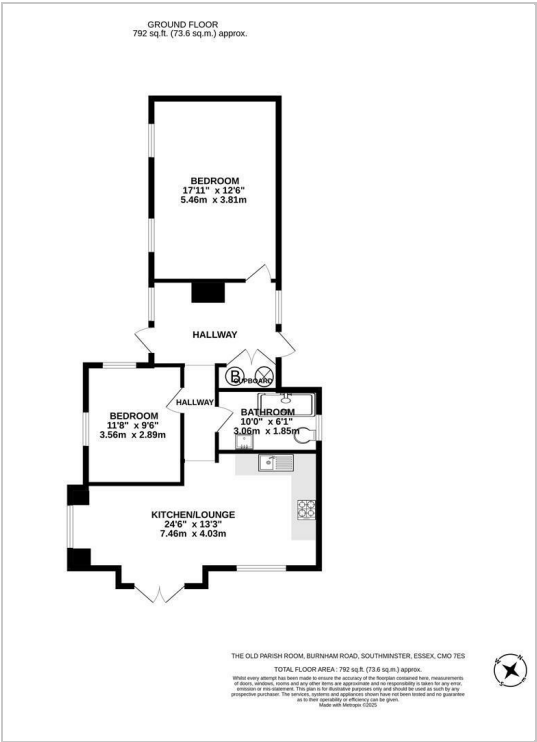
Driveway

Parking for 2 cars, electrical charging port, lighting

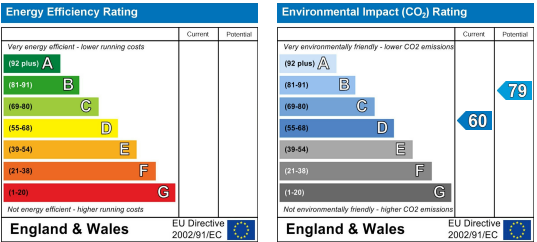
Area Map



Floor Plans



Energy Efficiency Graph



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