



Station Road, Southminster, Essex CM0 7EW
Price £285,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****CHARMING CHARACTER COTTAGE WITH ORIGINS OVER 300 YEARS OLD**** Set in a most favoured position with walking distance to Southminster's High Street and its array of amenities including convenience store, post office, doctors surgery and school is this quaint character cottage, part of which originates back some 300 years. The property also offers a wonderful location for commuters with Southminster's railway station 5 minutes walk away. Deceptive and quaint living accommodation commences on the ground floor with a sitting room and study area leading through to the rear where a generously sized kitchen/diner can be found with adjacent utility room and lobby area to the side. The first floor then offers a spacious landing with a range of storage cupboards and access to two double bedrooms and a family bathroom with impressive 4 piece suite. Externally, the property enjoys a wonderfully sized rear garden with an array of seating areas leading to the rear where a superb outbuilding is housed with power and light connected and is ideally suited for conversion to a home office, games room, gym or even further living accommodation (stpp). The property boasts an array of character features one would expect from properties of this ilk including wood floors, exposed beams, original doors and exposed redbrick fireplace. Viewing this property is strongly advised to avoid disappointment. Energy Rating TBC.

FIRST FLOOR:

LANDING:

Window to front, radiator, airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, wood effect floor, further built in storage cupboards, doors to:

BEDROOM 1:

12' x 11'6 (3.66m x 3.51m)

Window to front, radiator, exposed beams.

BEDROOM 2:

8'3 x 7'7 (2.51m x 2.31m)

Window to front, radiator.

BATHROOM:

8'5 x 5'11 (2.57m x 1.80m)

Obscure window to side, radiator, 4 piece white suite comprising fully tiled walk-in shower cubicle, close coupled wc, pedestal wash hand basin and panelled jacuzzi bath with mixer tap, tiled walls and floor, wall mounted cabinet.

GROUND FLOOR:

SITTING ROOM:

12'2 x 11'6 (3.71m x 3.51m)

Wood panelled entrance door to front, window to front, radiator, exposed red brick inglenook fireplace with inset log burner, exposed beams, wood effect floor, open to:

STUDY AREA:

8'4 x 6'11 (2.54m x 2.11m)

Window to front, radiator, continuation of wood effect floor, door to inner hall with staircase to first floor and further door to:

KITCHEN/DINER:

13'4 x 11' (4.06m x 3.35m)

Obscure glazed entrance door to side, window to rear, radiator, range of matching wall and base mounted storage units and drawers, tiled work surfaces with inset single bowl/double drainer sink unit, cooker to remain, space for under counter fridge, under stairs storage cupboard, part tiled walls, door to:

UTILITY:

6'1 x 6'5 > 4' (1.85m x 1.96m > 1.22m)

SIDE LOBBY:

Accessed from kitchen with obscure double glazed entrance door to side and window to rear.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area with access to outside wc leading to remainder which is mainly laid to lawn with further covered seating area to side and planted

beds and borders. At the rear of the garden is a further covered storage area leading to an outbuilding/workshop measuring 17' x 16' with power and light connected and storage units which is ideal for conversion to a home office, gym, games room or even living accommodation (stpp), shared side access from garden leading to frontage.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band B.

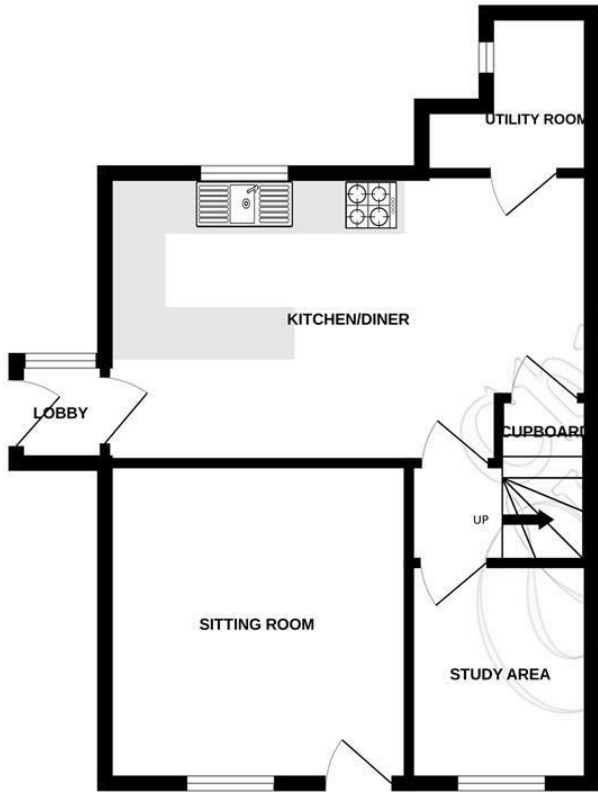
AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

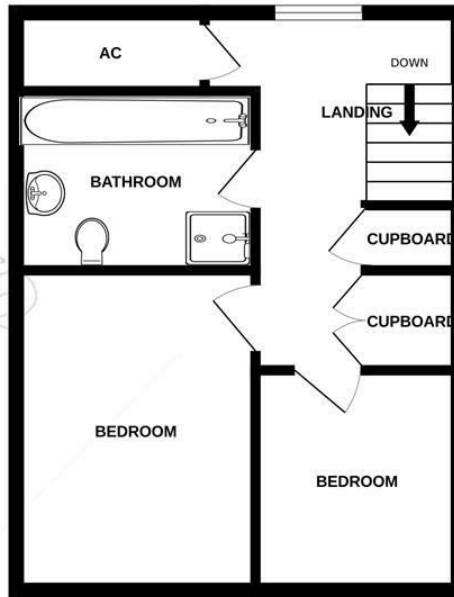
VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

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 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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