



Pump Mead Close, Southminster, Essex CM0 7AE
Price £325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Set in a most sought after and quiet position within this no through turning, is this, well presented and wonderfully spacious semi-detached family home. The property is set within walking distance of an array of local amenities including shops, schools, pubs and railway station with direct links into London Liverpool Street. Deceptively spacious living accommodation commences on the ground floor with two separate entrance hallways/porches leading to a cloakroom, living/dining room, refitted kitchen and dining room/4th bedroom. The first floor then offers a landing leading to three well proportioned bedrooms and a family bathroom. Externally, the property enjoys a substantial rear garden measuring approx. 48' x 38' while off road parking is on offer at the side of the property with a driveway for two vehicles leading to a detached single garage. Viewing is strongly advised. Energy Rating D.

FIRST FLOOR:

LANDING:

Double glazed window to front, staircase down to ground floor, doors to:

BEDROOM 1:

15'1 > 11'3 x 10'9 (4.60m > 3.43m x 3.28m)

Double glazed window to rear, built in wardrobe.

BEDROOM 2:

10'11 x 10'9 (3.33m x 3.28m)

Double glazed window to rear, radiator, built in storage cupboard, airing cupboard housing hot water cylinder, access to loft space.

BEDROOM 3:

11'2 x 6'2 (3.40m x 1.88m)

Double glazed window to front, radiator, built in wardrobes, wood effect floor.

FAMILY BATHROOM:

Obscure double glazed window to side, radiator, 3 piece white suite comprising panelled bath with mixer tap over, pedestal wash hand basin and close coupled WC, tiled walls, wood effect floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, built in storage cupboard, staircase to first floor, wood effect floor, doors to:

DINING ROOM/BEDROOM 4:

10'8 x 10'2 (3.25m x 3.10m)

Double glazed window to rear, radiator, wood effect floor.

LIVING/DINING ROOM:

17'5 + bay x 15'9 > 9'10 (5.31m + bay x 4.80m > 3.00m)

Dual aspect room with double glazed window to front and double glazed bay to rear with window seat, radiator, wall mounted gas fire with back boiler, 2 built in storage cupboards, wood effect floor, doors to:

ENTRANCE PORCH:

Obscure secondary glazed entrance door to front, tiled floor, doors to Living/Dining Room and:

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising low level WC and pedestal wash hand basin with tiled splashback, continuation of tiled floor.

KITCHEN:

11'1 x 7'10 (3.38m x 2.39m)

Obscure double glazed entrance door and window to rear, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, electric cooker to remain, space and plumbing for washing machine, fridge/freezer and dishwasher, part tiled walls, access to loft space, tiled floor, inset downlights.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with mature shrubs to borders, personal door into side of:

GARAGE:

Wide opening doors to front, power and light connected, windows and personal door to side.

FRONTAGE:

The frontage is mainly laid to lawn with driveway to side providing off road parking and access to the garage.

TENURE & COUNCIL TAX BAND:

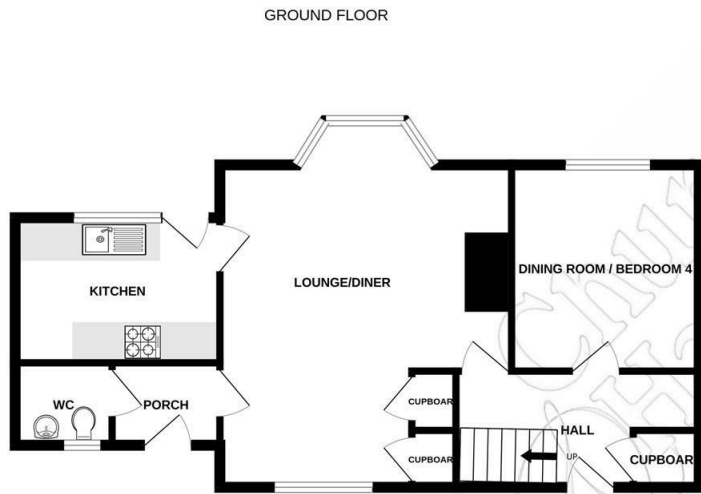
This property is being sold freehold and is Tax Band C.

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.

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.



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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