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Church & Hawes

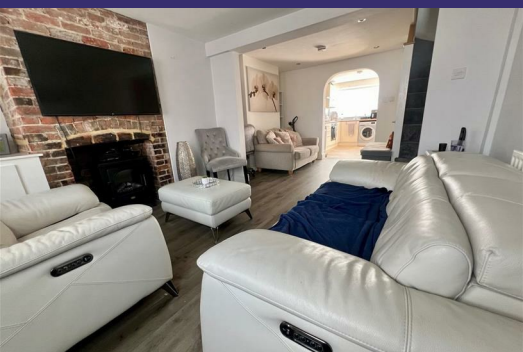
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



49 Station Road, Southminster, Essex CM0 7EW Price £300,000

****VASTLY IMPROVED CHARACTER COTTAGE WITHIN WALKING DISTANCE TO STATION!**** Having been vastly improved and stylishly maintained since by the present owner is this quaint character cottage which is desirably positioned within walking distance of Southminster's mainline railway station which offers direct links into London Liverpool Street, as well as other amenities located on the High Street including shops, takeaways, pubs, schools and doctors surgery. Deceptively spacious living accommodation commences with a light and airy living/dining room leading to a generously sized refitted kitchen/breakfast room at the rear. The first floor then offers two well proportioned double bedrooms in addition to an impressive refitted family bathroom. Externally, the property enjoys a good sized rear garden with side access. An early internal inspection is strongly advised to avoid disappointment. Energy Rating D.



FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE: 10'10 x 10'9 (3.30m x 3.28m)

Double glazed window to front, radiator, built in wardrobe, inset downlights.

BEDROOM TWO: 11' x 9'10 (3.35m x 3.00m)

Double glazed window to rear, radiator, built in storage cupboard housing combination boiler, inset downlights.

FAMILY BATHROOM:

Refitted bathroom with radiator, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, vanity wash hand basin with storage cupboard below and wall mounted mirrored cabinet over and close coupled WC, tiled walls, extractor fan, inset downlights.

GROUND FLOOR:

LIVING/DINING ROOM: 19'5 x 13'2 (5.92m x 4.01m)

Obscure glazed wooden entrance door to front, double glazed window to front, radiator, exposed brick open fireplace with tiled hearth, built in under stairs storage cupboard, wood effect flooring, inset downlights, arch opening to:-

KITCHEN/BREAKFAST ROOM: 11'1 x 9'10 (3.38m x 3.00m)

Double glazed entrance door and double glazed window to rear, radiator, range of cream gloss fronted wall and base mounted storage units and drawers, roll edge work surfaces with inset one and a half bowl single drainer sink unit, built in four ring gas hob with glass extractor hood over and oven below, space and plumbing for washing machine, dishwasher and fridge/freezer, tiled splash backs, inset downlights.

EXTERIOR:

REAR GARDEN:

Commencing with a block paved seating area leading to remainder which is mainly paved throughout with laid to lawn areas interspersed and planted shrubs to borders, brick built fish pond, timber storage shed, side access gate leading to front of property.

TENURE & COUNCIL TAX INFORMATION:

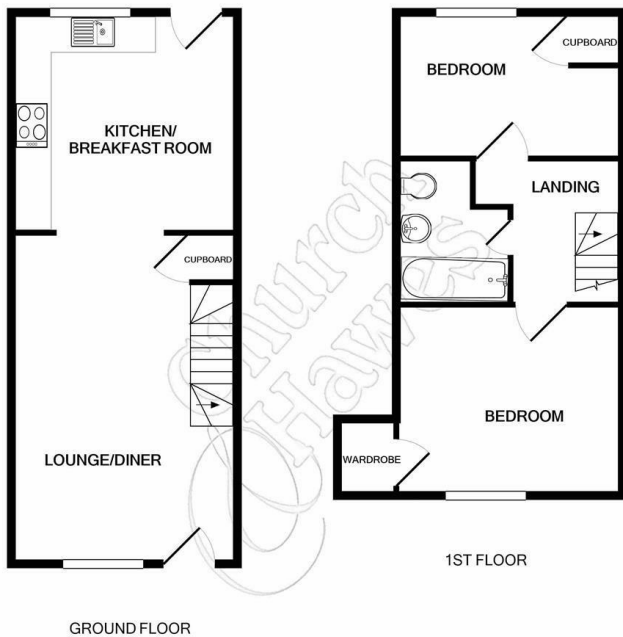
This property is being sold freehold and is Council Tax Band B.

SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station (approx. 65 mins at peak times). 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.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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