



Princes Avenue, Southminster, Essex CM0 7HB
Guide price £325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £325,000 TO £335,000**** Having undergone vast improvement both inside and out, is this deceptively spacious and wonderfully presented semi-detached family home. The property offers a most favoured position within a quiet cul-de-sac that is also situated within walking distance of an array of local amenities including shops, doctors surgery, post office, school and railway station. Living space commences on the ground floor with an entrance hall area accessed from the side of the property which then opens to an impressive living room and also leads to an improved kitchen/diner and refitted family bathroom. The first floor then offers a landing area leading to three well proportioned bedrooms, two of which are complimented by built in storage cupboards. Externally, the property enjoys a superb landscaped rear garden with attractive raised beds, formal lawns and a variety of seating areas. The frontage also offers a further formal garden area with driveway providing extensive off road parking and gated vehicular access to the side. Viewing is strongly advised to fully appreciate the standard of the improved living accommodation on offer and to avoid the disappointment of missing out. Energy Rating C.

FIRST FLOOR:

LANDING:

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

BEDROOM 1:

16'1 x 8'11 > 7'2 (4.90m x 2.72m > 2.18m)

Double glazed window to front, radiator, built in eaves storage cupboard.

BEDROOM 2:

10'9 x 7'11 (3.28m x 2.41m)

Double glazed window to side, radiator, built in over stairs storage cupboard and built in eaves storage cupboard.

BEDROOM 3:

7'9 x 6'5 (2.36m x 1.96m)

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

GROUND FLOOR:

ENTRANCE HALLWAY:

Obscure double glazed entrance door to side, double glazed window to side, radiator, staircase to first floor, wood effect floor, open to:

LIVING ROOM:

16'1 x 12'4 (4.90m x 3.76m)

Double glazed window to front, radiator, continuation of wood effect floor.

FAMILY BATHROOM:

Obscure double glazed window to rear, heated towel rail, refitted 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin with tiled splashback and close coupled wc, part tiled walls.

KITCHEN/DINING ROOM:

12'10 x 9'2 (3.91m x 2.79m)

Double glazed entrance door and window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with stainless steel extractor hood over and oven below, space and plumbing for fridge/freezer and washing machine, matching breakfast bar, under stairs storage cupboard, tiled splashbacks, continuation of wood effect floor.

EXTERIOR:

REAR GARDEN:

Landscaped rear garden commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with raised beds to borders, timber storage shed, side access gate leading to:

SIDE:

Side access gate to rear garden, driveway providing off road parking accessed at front via wide opening gates from;

FRONTAGE:

Driveway providing further off road parking, wide opening gates opening to further off road parking, remainder of frontage is mainly laid to lawn.

TENURE & COUNCIL TAX BAND:

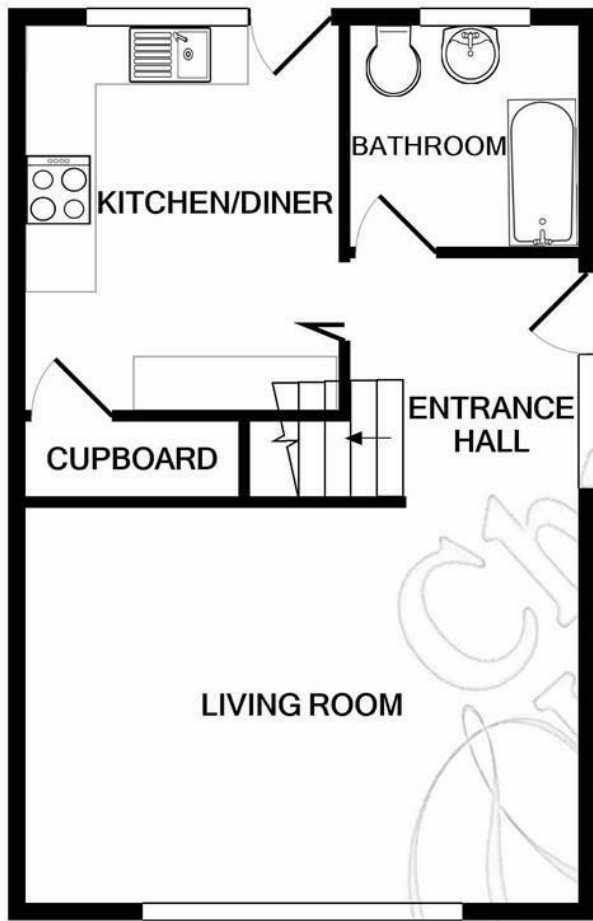
This property is being sold freehold and is Tax Band C.

VILLAGE OF SOUTHMINSTER:

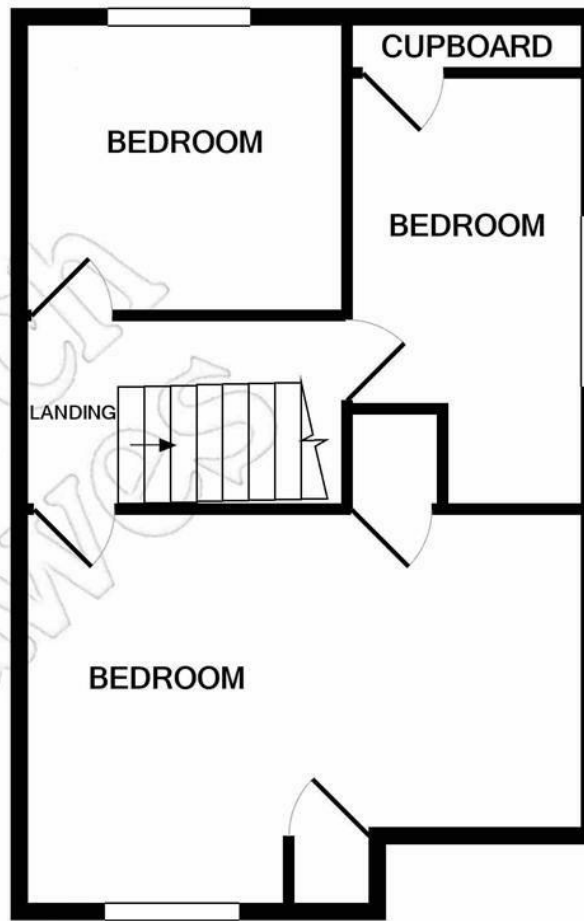
Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There 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.

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.



GROUND FLOOR



1ST FLOOR

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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