

www.churchandhawes.com  
156 Station Road, Burnham on Crouch,  
Essex, CM0 8HJ  
Tel: 01621 782652  
burnham@churchandhawes.com

# Church & Hawes

Est.1977

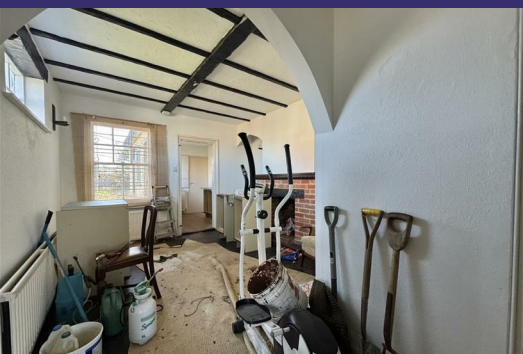
Estate Agents, Valuers, Letting & Management Agents



## 44 Coombe Road, Southminster, CM0 7AH Price £325,000

Guide £325,000 - £350,000. Semi-detached house with POTENTIAL BUILDING PLOT. Being offered with no onward chain is this unique development opportunity (STPP)

Set in the heart of Southminster, conveniently located within a short walk of local amenities and Southminster's railway station is this three bedroom semi detached character property sitting on grounds which measure 116' deep x 50' wide (15m x 35m). We understand from our client that planning permission was once approved on the land, however, we have not made any enquiries with the local authority in relation to this. The property itself does require full internal modernisation/renovation, the accommodation includes three bedrooms to the first floor, whilst the ground floor offers living room, kitchen/diner and bathroom. Externally the majority of the garden/ground is clear with a detached double garage at the rear. Energy Rating G.





### 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.

