



The Hawthorns, Southminster , CM0 7FF
Guide price £250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****GUIDE PRICE £250,000 - £260,000**NO ONWARD CHAIN**IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY****

Situated in the heart of Southminster, just off the High Street, this well-maintained terraced house offers easy access to a range of local amenities. Offered with no onward chain, it presents a fantastic opportunity for first-time buyers or investors. The property features two double bedrooms and a family bathroom on the first floor. The ground floor benefits from an inviting entrance hall, a refitted kitchen, a cloakroom, and a generous lounge/diner. Externally, the property includes a low-maintenance courtyard garden with two storage sheds. To the front, there is an allocated parking space. Viewing is highly recommended to fully appreciate this excellent property. Energy Rating C.



FIRST FLOOR:

LANDING:

Radiator, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 13'4 x 10' (4.06m x 3.05m)

Double glazed sash window to rear, radiator.

BEDROOM 2: 13'4 max > 10' x 8'9 (4.06m max > 3.05m x 2.67m)

Double glazed sash window to front, radiator, built in cupboard housing boiler.

FAMILY BATHROOM:

Radiator, 3 piece white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin with wall mounted cabinet over and close coupled wc, part tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Obscure double glazed entrance door to front, staircase to first floor, built in under stairs storage cupboard, doors to:

KITCHEN: 10'8 x 6'7 (3.25m x 2.01m)

Double glazed sash window to front, radiator, 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 gas hob with extractor hood over and oven below, space for fridge, freezer and washing machine, part tiled walls, wood effect floor.

CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback and mirror over, wood effect floor, extractor fan.

LIVING ROOM: 13'4 x 11'8 (4.06m x 3.56m)

Double glazed French style doors opening onto rear garden, double glazed sash window to rear, radiator, built in storage cupboard.

EXTERIOR:

REAR GARDEN:

Low maintenance courtyard garden which is part paved and part shingled leading to 2 timber storage sheds, small fish pond, side access path with cold water tap and gate leading to:

FRONTAGE/PARKING:

One allocated parking space in parking area at front of properties.

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.

MONEY LAUNDERING & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

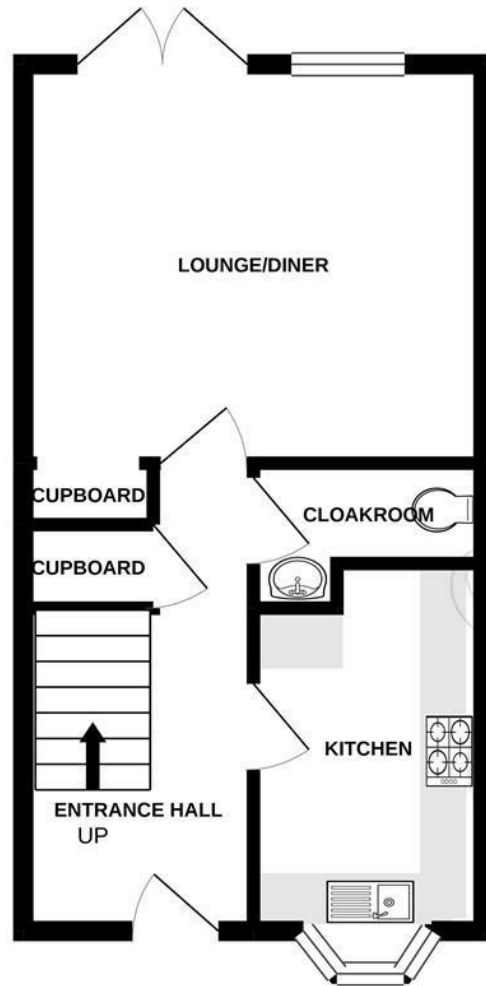
VILLAGE OF SOUTHMINSTER:

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.

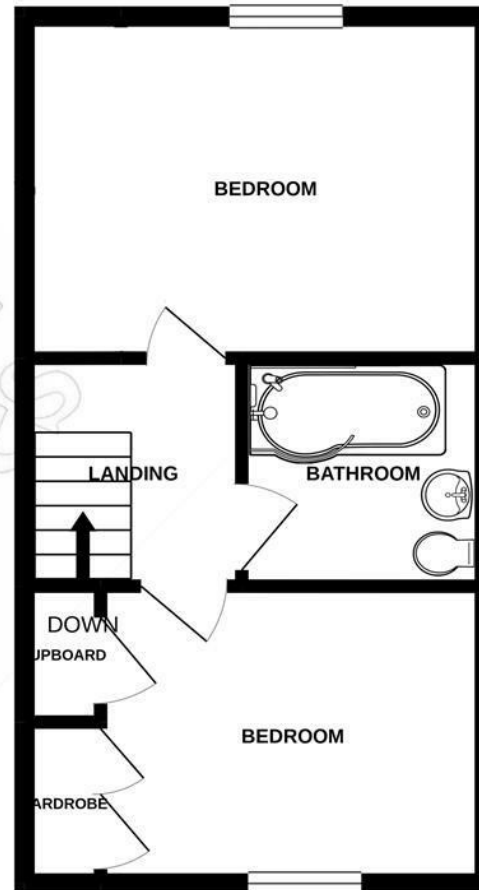




GROUND FLOOR



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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