



Orchard Road, Southminster , Essex CM0 7DQ  
Price £340,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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Having been reconfigured, improved and well maintained by the present owners, is this deceptively spacious semi-detached family home offering generously sized living accommodation throughout. The property is located in a sought after position set back from the road and within walking distance to local amenities including Southminster's railway station, shops, pubs, doctors surgery, swimming pool and schools, and benefits from an impressively sized rear garden with parking and access to a garage (currently rented) adjacent. Living space commences with an entrance hall leading to a cloakroom/WC and living/dining room which in turn opens to refitted kitchen with adjoining utility/conservatory. Externally, the property enjoys a rear garden measuring approx. 60' while off road parking has been created to the side with a driveway for two vehicles. Additionally, the current owners rent a garage which neighbours the property to the side and it is our understanding that this agreement should be able to be passed on to any new owner of the property. Viewing is strongly advised to avoid disappointment. Energy Rating C.





## FIRST FLOOR:

### LANDING:

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

### BEDROOM: 11'10" > 10' x 9'3" (3.61m > 3.05m x 2.82m )

Double glazed windows to side and rear, radiator.

### BEDROOM: 13'10" x 11'10" > 10' (4.22m x 3.61m > 3.05m)

Double glazed window to rear, radiator, range of built in wardrobes and storage units.

### BEDROOM: 9'1" x 7'9" (2.77m x 2.36m )

Double glazed window to front, radiator, access to loft space, built in storage cupboard housing boiler.

### SHOWER ROOM: 7'7" x 5'5" (2.31m x 1.65m )

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising fully tiled dual function shower cubicle with sliding doors, wash hand basin set on vanity unit with storage below and close coupled wc, part tiled walls, wood effect floor.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

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

### CLOAKROOM: 6' x 2'9" (1.83m x 0.84m )

Obscure double glazed window to front, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor.

### LIVING/DINING ROOM: 23'4" x 11'7" > 8'10" (7.11m x 3.53m > 2.69m )

Double glazed window to rear, double glazed sliding patio door opening onto rear garden, 2 radiators, fireplace with display mantle over, open to:

### KITCHEN: 9'2" x 8'8" (2.79m x 2.64m )

Double glazed window to front, double glazed entrance door to conservatory/utility, range of matching wall and

base mounted storage units and drawers, laminate work surfaces with inset single bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over, built in eye level double oven, space and plumbing for dishwasher.

### CONSERVATORY/UTILITY: 14'8" x 7'6" (4.47m x 2.29m )

Double glazed French style doors to rear opening onto garden, full height double glazed windows to front and side, laminate work surface with space and plumbing below for fridge, freezer, washing machine and tumble dryer.

## EXTERIOR:

### REAR GARDEN: approx 60' (approx 18.29m)

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn, two storage sheds to one side, access to:-

### PARKING:

Driveway for two vehicles to side of garden.

### GARAGE:

The garage to the immediate side of the property is currently rented by the present owners from Moat Housing for a fee of £81 pcm. It is our understanding that this agreement can be continued with any new purchaser of the property once completion has taken place.

### FRONTAGE:

Low maintenance courtyard frontage which is paved throughout and retained by dwarfed brick wall, side access gate leading to rear.

### 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.



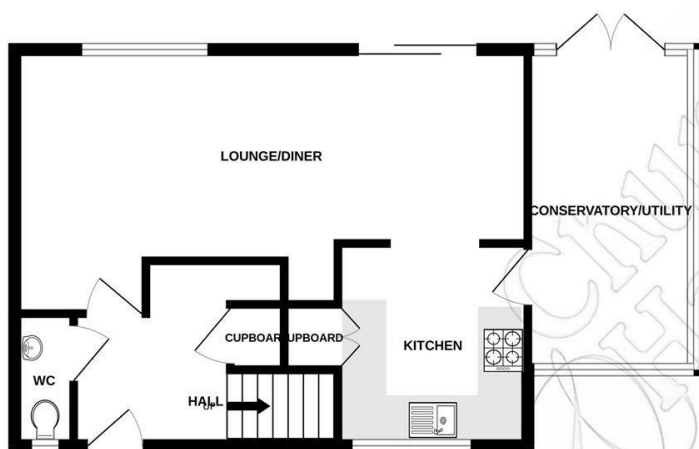




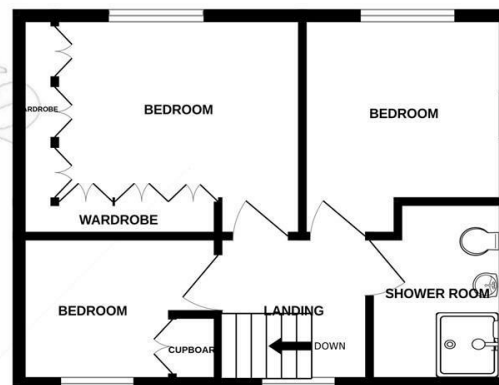




GROUND FLOOR



1ST FLOOR



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