



Crown Way, Southminster , Essex CM0 7AP  
Price £325,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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**\*\*NO ONWARD CHAIN\*\*** Set in a favourable position along a quiet turning with walking distance of Southminster's High Street, pubs, shops, doctors, post office and school as well as it's mainline railway station with direct links into London Liverpool Street is this well presented semi-detached family home. The property does require a degree of modernisation but offers deceptively spacious living accommodation comprising three well proportioned bedrooms and a refitted shower room to the first floor while the ground floor commences with an inviting entrance hall leading to a living/dining room and kitchen. To the rear of the property is a well maintained, yet low maintenance garden while the frontage and side of the property offers extensive off road parking leading to a single garage. An early viewing is strongly advised. Energy Rating TBC.



## FIRST FLOOR:

### LANDING:

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

### BEDROOM 1: 13'2 x 10'2 (4.01m x 3.10m )

Double glazed window to front, radiator, airing cupboard housing hot water cylinder.

### BEDROOM 2: 10'2 > 9'3 x 9'10 (3.10m > 2.82m x 3.00m )

Double glazed window to rear, radiator, built in wardrobe.

### BEDROOM 3: 9'7 > 5'2 x 7'6 > 5'7 (2.92m > 1.57m x 2.29m > 1.70m )

Double glazed window to front, radiator.

### SHOWER ROOM: 6'8 > 5'5 x 6'8 (2.03m > 1.65m x 2.03m )

Chrome heated towel rail, 3 piece white suite comprising fully tiled curved corner shower with sliding glass doors and screen, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled walls and floor, wall mounted electric heater.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed entrance door and window to front, radiator, staircase to first floor with built in storage cupboard below, wood effect floor, doors to:

### LIVING/DINING ROOM: 23'3 x 11'11 > 9'3 (7.09m x 3.63m > 2.82m)

Dual aspect room with double glazed windows to front and rear, 2 radiators, tiled fireplace with display mantle over, wood effect floor.

### KITCHEN: 9'8 > 7'1 x 8'4 x 5'2 (2.95m > 2.16m x 2.54m x 1.57m )

Double glazed entrance door and window to rear, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, space for fridge/freezer and cooker, part tiled walls, tiled floor, built in pantry cupboard.

## EXTERIOR:

## REAR GARDEN:

Low maintenance garden commencing with a paved patio seating area leading to remainder which is predominantly shingled with a central area of slate chippings, planted borders, side access gate leading to:

## FRONTAGE:

A low maintenance frontage which is partly shingled, driveway to side providing extensive off road parking and vehicular access to:

## GARAGE:

Up and over door to front, power and light connected.

## TENURE & COUNCIL TAX BAND:

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

## AGENTS NOTE:

We understand from our client that the property has previously suffered from subsidence, which has recently been rectified and a certificate of structural adequacy can be supplied by the seller. As a result there is now a 3 year building guarantee from 30th April 2025.

## 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.

## VILLAGE OF SOUTHMINSTER:

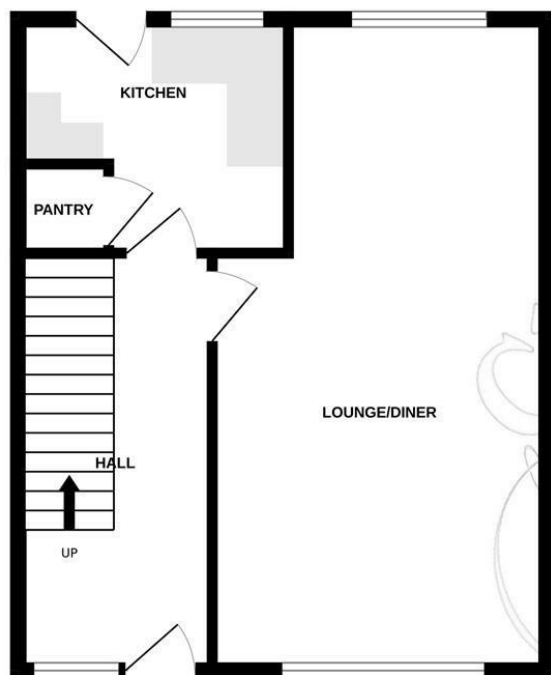
Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South

Woodham Ferrers. There is a local park with an established 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.

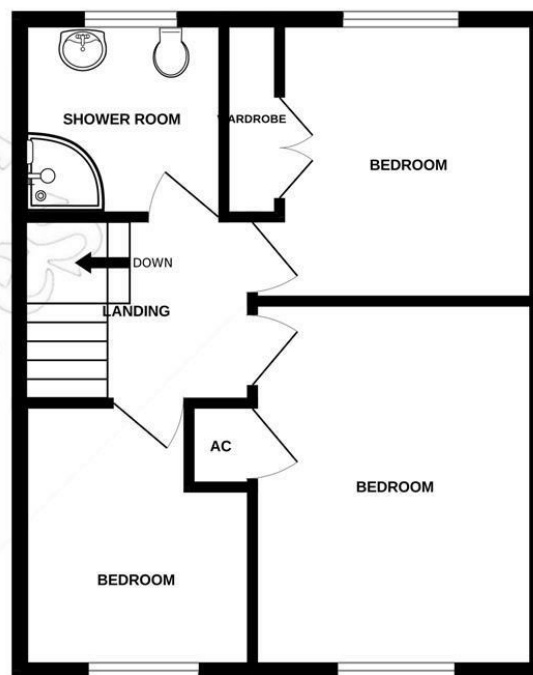




GROUND FLOOR



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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