



South Street, Southminster CM0 7TB  
£410,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Situated in the heart of the Quaint Village of Tillingham, which offers a renowned and regularly painted picturesque village green and church. The village offers also an infant school, doctors surgery, two public house/restaurants, village shop and is surrounded by wonderful countryside and coastal walks.

We are pleased to offer this gorgeous Grade II property which was formally two cottages. The property has been lovingly kept, to ensure the fine character features are appreciated for generations to come.

The ground floor offers an entrance porch, a cosy lounge with open fireplace and wood and original exposed beams that run throughout the cottage. Kitchen, dining room, study potential 4th bedroom and an inner hallway/rear lobby with a cloakroom/w/c. The first floor can be accessed by staircase one to the main landing or staircase two, to bedroom two that can either connect to the principal bedroom or be locked off. All three bedrooms on this floor are excellent size double bedrooms, along with an excellent size family bathroom. Externally there is a good size private rear garden, very neatly laid with a good size patio/entertaining area.

### Entrance porch/hallway

Wooden entrance door to a good size porch/hallway which has tiled flooring, cloaks /meter cupboard and exposed wall and ceiling beams.

### Lounge

15'4 x 13'1  
The property throughout screams character with so many original features, exposed original ceiling and wall beams and a cosy brick open fireplace with wood burner. Built in under stairs storage cupboard, solid oak flooring, television point, radiator and sash windows to the front and side.

### Kitchen

15'9 x 8'1  
The kitchen is a good size and has a typically cottage feel, a range of oak fronted eye level units with back tiling, matching base units and drawers with solid wooden work surfaces over.

Butler sink, integrated dish washer, plumbing for washing machine, space for a fridge/freezer and tumble dryer and a range cooker with gas hob and electric ovens to remain with above extractor. PLEASE NOTE the gas supply for the heating/hot water boiler and oven is via Calor Gas bottles and usage information is available with the against. Wood panelled ceiling, single and double glazed windows to the rear.

### Dining room

11" x 14'5  
This is a generous size room ideal for family gatherings or entertaining, original exposed wood ceiling and wall beams and a gorgeous open fireplace, with double cupboard to one side. Solid oak flooring and a door to the second staircase, sash window to the front and radiator.

### Study/potential bedroom 4

11'2 reduc to 8'1 x 7'7 ext to 9'9  
Whether you decide to have a ground floor bedroom four or a great size study, this is a totally versatile room. Exposed wood flooring, radiator, down lighting and dual double glazed windows to the rear.

### Inner hallway/rear lobby

Tiled flooring, radiator and a stable door to the rear garden.

### Cloakroom/w/c

Tiled flooring, close coupled w/c, corner sink with splash back tiling and down lighting.

### Landing

The landing is via staircase one from the lounge, large linen cupboard with wall mounted boiler(not tested) and radiator.

### Principal bedroom

15'6 x 14'6  
A superb size main room with sash windows to the front and side, making this a bright and airy room, radiator and door to bedroom two. PLEASE NOTE this is a completely lockable door if needed and access for this bedroom can then be solely from the second staircase in the dining room.

### Bedroom two

14'5 x 14'7  
Another excellent size double room with partial

reduced head height to both sides. Sash window to the, newly laid carpet, radiator and door to the second staircase.

### Bedroom three

11'5 x 8'2  
The third bedroom on this floor is a gain a good size double, radiator and double glazed window to the rear.

### Bathroom

Like the bedrooms this is an excellent size with a double walk in shower, panelled bath, close coupled w/c and hand wash basin with double vanity cupboards below. Down lighting, shaver point, white heated towel rail, small built in cupboard and a double glazed window to the rear.

### Rear garden

The rear garden is nice and private and has been well cared for, in particular the lush laid lawn. There is a generous patio/entertaining area with outside lighting, water tap and side gate, majority close board fenced boundaries, part brick wall.



**Consumer Protection from Unfair Trading Regulations 2008.**

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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