



The Street, Steeple , Essex CM0 7LF
Price £285,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****STUNNING GRADE II LISTED COTTAGE IN SOUGHT AFTER RURAL VILLAGE LOCATION****

Positioned favourably in the heart of the ever sought after, quaint and rural village of Steeple with its popular public house/restaurant, village hall and tranquil countryside walks, is this vastly improved and charming Grade II listed character cottage. Deceptive living accommodation commences with a hallway leading to a living room which in turn provides access to a kitchen and impressive refitted shower room. The first floor then offers two double bedrooms, both with a generous amount of built in storage cupboards/wardrobes. Externally, the property enjoys a superb 45' x 26' south facing rear garden while off road parking is on offer via a driveway to the side of the cottage which also provides access to a detached garage with power and light connected. Southminster is located just 3.4 miles away and offers a wider range of shops, post office, school and railway station which offers direct links into London Liverpool Street. Viewing is strongly advised. EPC Exempt.



FIRST FLOOR:

LANDING:

Staircase down to ground floor, doors to:

BEDROOM 1: 10'10 + wardrobes x 8'6 (3.30m + wardrobes x 2.59m)

Sash window to rear, two x built in wardrobes, airing cupboard housing hot water cylinder.

BEDROOM 2: 13'1 x 7'6 > 7' + wardrobes (3.99m x 2.29m > 2.13m + wardrobes)

Sash window to front, three x built in wardrobes, access to loft space.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure glazed entrance door to front, wood effect floor, staircase to first floor, door to:

LIVING/DINING ROOM: 13'1 x 12'10 > 10' (3.99m x 3.91m > 3.05m)

Obscure glazed sash window to front, fireplace inset into exposed brick surround with display mantle, continuation of wood effect floor.

KITCHEN: 9'4 > 5'10 x 8'6 (2.84m > 1.78m x 2.59m)

Double glazed entrance door to rear, range of matching wall and base mounted storage units and drawers, roll edged work surface with inset single bowl/single drainer sink unit, built in 4-ring hob with extractor hood over and oven below, space and plumbing for washing machine and fridge/freezer, continuation of wood effect floor, door to:

SHOWER ROOM:

Obscure sash window to rear, heated towel rail, refitted 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, wall mounted mirror over, tiled walls and floor, inset downlights, extractor fan.

EXTERIOR:

REAR GARDEN: 45' x 26' (13.72m x 7.92m)

Commencing with a shingled seating area leading to remainder which is predominantly laid to lawn with an array of attractively planted beds and borders, exterior cold water tap, side access gate leading to front, personal door into side of:

GARAGE:

Wide opening doors to front, power and light connected, personal door to side.

FRONTAGE:

Block paved driveway providing off road parking, side access into rear garden, access to garage.

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

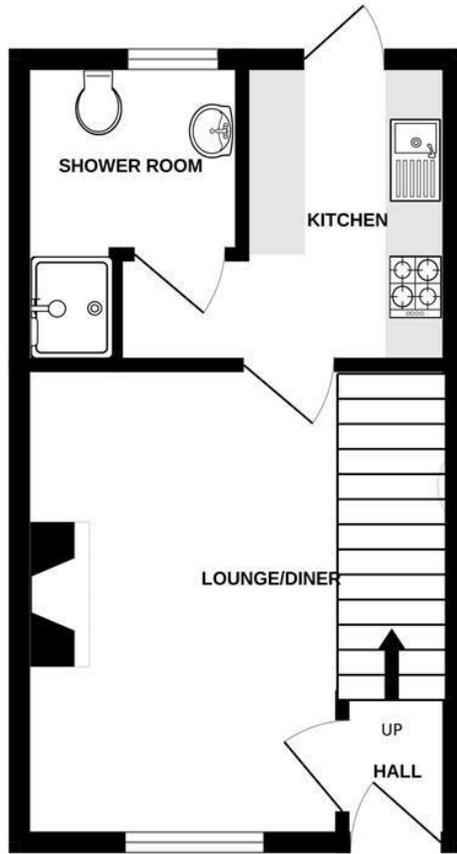
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.

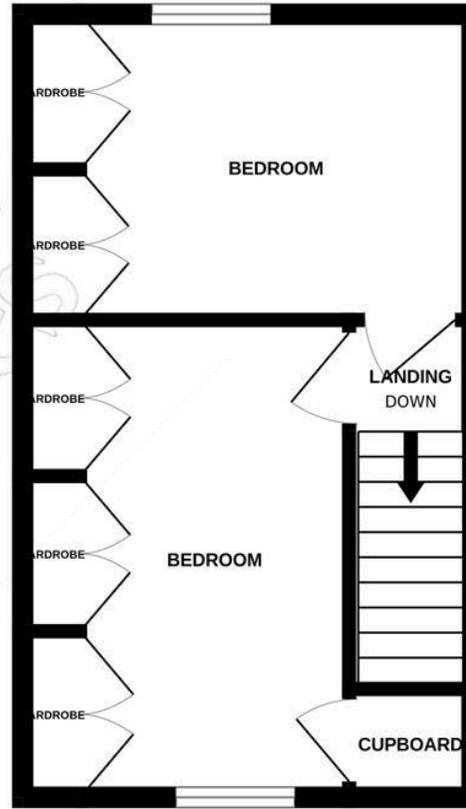




GROUND FLOOR



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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