



Pump Mead Close, Southminster CM0 7AE  
£350,000

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 village of Southminster which offers a rail link to London Liverpool Street Station. Other amenities include array of shops, restaurants, primary school, doctors surgery, community run swimming pool, bowls club, and a park which has tennis courts, Astro Turf surface and recreational pitches for football and other associated sports

PLEASE NOTE this three or more bedroom semi detached family homes offers a few interesting twists, making the accommodation offer very versatile. PLEASE SEE the photography and video tour to get a clearer perspective .

The ground floor offers a good size entrance hallway with cloak storage, a spacious modern kitchen/dining room, lounge with a large conservatory, rear lobby with rear and front access, doors to the cloakroom/w/c and third bedroom/reception room of choice(see written details).

The first floor offers two good size double bedrooms and what was originally the third bedroom, once again PLEASE NOTE this now has a staircase to the loft space but can be a good room or study. The loft space is a versatile area with velux windows to the rear and radiator. (see photographs).

Externally the property has an excellent size garden to enjoy, to the front the property has its own drive for multiple vehicles.

### Entrance hallway

Double glazed entrance door to the hallway, this has solid oak flooring a useful understairs storage cupboard, stairs to the first floor and radiator.

### Kitchen/dining room

15'3 x 10'5

This is a good size room ideal for the family to gather for meals with plenty of room for a good size table and chairs. The kitchen has a modern range of medium oak eye level units, matching base units and drawers with quality composite work surfaces over. Inset one and three quarter sink, inset drink chiller, integrated dish washer, stainless steel range with seven gas burners and double electric ovens, space for a fridge/freezer. Built in cupboard for storage and plumbing for washing machine and dryer, double glazed window and door to the rear and tiled flooring.

### Rear lobby

The rear lobby is particularly useful, with double glazed doors to both the rear and front, doors also to the cloakroom/w/c and bedroom three/reception room of choice. PLEASE NOTE this part of the house would originally have been the out houses and therefore is single skin.

### Cloakroom/w/c

W/c incorporating a space saver sink, radiator, oak flooring and a double glazed window to the side.

### Bedroom three

11'8 x 10'1 max

This is a totally versatile room, ideal bedroom three but we have made it clear, there is also a cot room/study and a good size loft space with staircase and velux windows. Vertical column style radiator, wood effect laminate flooring and a double glazed window to the rear.

### Lounge

18'2 x 11'3

The lounge is very nicely presented, a theme that echoes throughout the home and is made all the more cosier, by the open fireplace with cast iron wood burner. Television point, radiator, double glazed window to the front and double glazed patio doors to the conservatory.

### Conservatory

11'5 x 11'5

Double glazed with oak wood flooring and a light/ceiling fan.

### Half and main landing

The half landing has a single built in storage cupboard and double glazed window to the side. The main landing has a double glazed window to the front.

### Bedroom one

11'7 x 10'6

A good size double room with fitted part mirrored wardrobes to one wall, radiator and double glazed window to the rear.

### Bedroom two

13 x 10'10

Another decent size double room with a built in single wardrobe/cupboard, radiator and double glazed window to the rear.

### Cot room/study

9'9 max to stairs x 7'10 max reduced to 4'3

This would make an ideal cot room or study, the space has of course been reduced by the staircase that leads to the loft space(SEE photography) double glazed window to the front and radiator.

### Bathroom

Tiled flooring and walls, panelled shower bath with rain and hand held showers/screen, hand wash basin with tiled vanity surround and close coupled w/c. Double glazed window to the front and radiator.

### Loft space

18'7 x 7'7 floor space only

This is a very useful space(PLEASE SEE FLOORPLAN AND PHOTOGRAPHY) with part reduced head height to both sides, eaves storage space, center down lighting, radiator and two velux style windows to the rear.

### Rear garden

A neatly laid lawn with small ornamental pond. excellent size garden commencing with a patio area and outside water tap. Aluminium pergola with laid sun deck/bbq entertaining area, garden shed, power points and close board fenced boundaries.

### Drive/parking.

The drive to the front is laid to block paving and offers parking for multiple vehicles.



#### 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) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales                                                 |  | 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) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |
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