

Coombe Road, Southminster CM0 7AH

£250,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

LAND WITH PLANNING OFFERING A SUPERB OPPORTUNITY TO BUILD A PAIR OF TWO BEDROOM SEMI DETACHED HOUSES.
APPLICATION REFERENCE - 25/01025/FUL

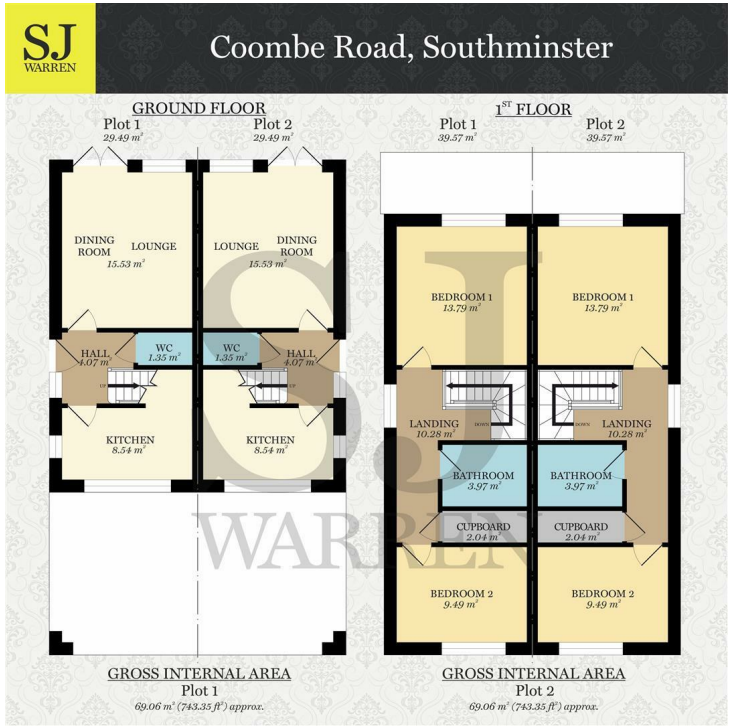
Conveniently located for the high street, shops, restaurants and the railway station linked to London Liverpool Street Station.

HIGH DEMAND FOR TWO BEDROOM NEW HOMES.



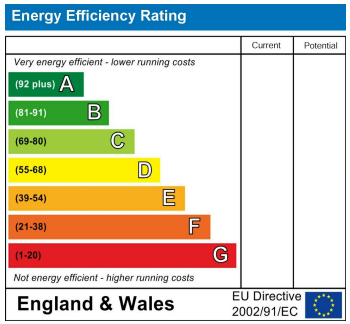


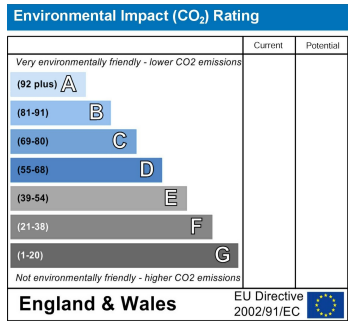




Consumer Protection from Unfair Trading Regulations 2008.

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.





The Property Ombudsman

Referals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish.
Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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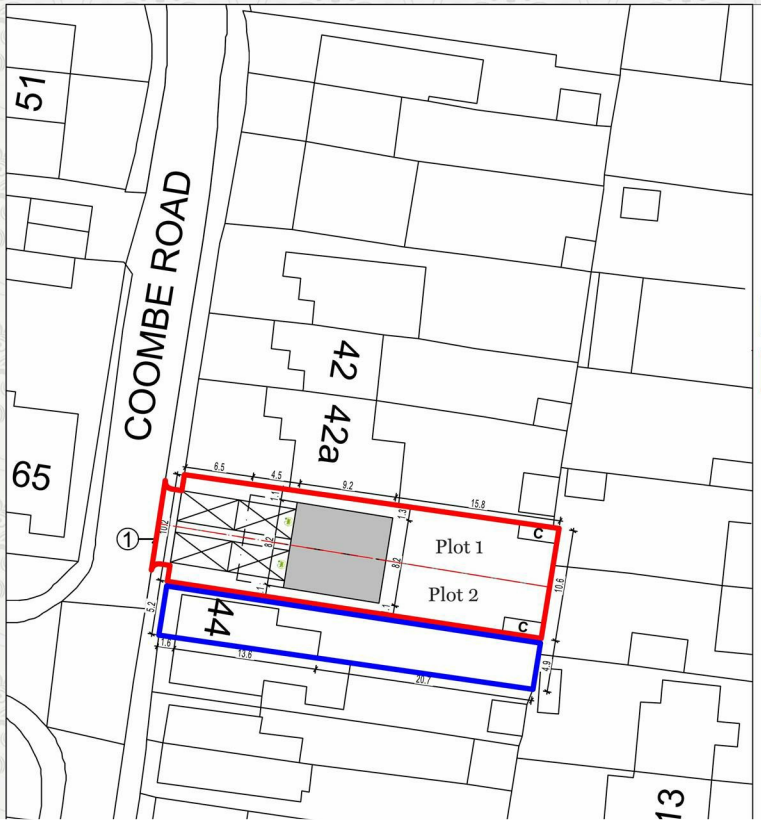
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SITE PLAN


51
COOMBE ROAD
42
42a
65
44
13
Plot 1
Plot 2
C
C
1
6.5
4.5
9.2
15.8
8.2
10.6
5.2
1.6
13.6
20.7
4.9
North
W
E
S
KEY:
Existing
181.47 m²(1953 ft²)
Proposed
386.79 m²(4163 ft²)
Plot 1 - 196.96 m²(2120 ft²)
Plot 2 - 189.83 m²(2043 ft²)
2 parking spaces per dwelling
Size: 2.9 x 5.5 m
Proposed electric charging point
C
Proposed Cycle Storage
Size: 1850 x 700 mm
1
NEW VEHICLE CROSS OVER