



Cherry Orchard, Southminster , Essex CM0 7HE  
Price £300,000

**Church  
Hawes**  
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**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Ideal First-Time or Investment Purchase – Stylishly Improved Throughout

Situated at the end of a quiet cul-de-sac within walking distance of Southminster railway station, this extensively improved and beautifully presented end-of-terrace home offers deceptively spacious, light, and airy accommodation.

The ground floor features an inviting entrance hall leading to an impressive refitted kitchen complete with integrated appliances, along with a wonderful living/dining room ideal for both relaxing and entertaining.

On the first floor, the property offers two well-proportioned double bedrooms and a refitted four-piece family bathroom finished to a high standard.

Externally, the property benefits from a well-presented rear garden, partly laid with artificial turf for low maintenance, and a timber-built summer house. The property also offers parking for up to four vehicles to the front and side.

Early viewing is strongly advised to fully appreciate the quality and improvements made to this stunning property. Energy Rating C.



**FIRST FLOOR - LANDING:**

Radiator, access to loft space, stairs to ground floor, airing cupboard housing hot water cylinder, door to:-

**BEDROOM ONE: 10'9" x 9'7" (3.28 x 2.92)**

Double glazed window to rear, radiator, built in wardrobes, wood effect flooring.

**BEDROOM TWO: 10'10" x 7'4" (3.30 x 2.24)**

Double glazed window to front, radiator, built in wardrobes.

**FAMILY BATHROOM:**

Obscure double glazed window to side, chrome heated towel rail, refitted four piece white suite comprising panelled bath with mixer tap and dual function shower over, WC with concealed cistern, wash hand basin set on vanity unit with storage cupboard below and fully tiled shower cubicle with bi-folding door and extractor over, tiled walls and floor.

**GROUND FLOOR - ENTRANCE HALL:**

Obscure double glazed entrance door to front, radiator, ceramic tiled flooring, under stairs storage cupboard, inset down lights, doors to:-

**KITCHEN: 8'8" x 8'2" (2.64 x 2.49)**

Double glazed window to front, refitted kitchen comprising an extensive range of grey gloss fronted wall and base mounted storage units and pan drawers, Quartz work surfaces with inset 1½ bowl stainless steel sink unit with drainer grooves to side, built in four ring induction hob with glass extractor hood over, built in eye level oven, integrated fridge/freezer and washing machine, Quartz splash backs and upstands, continuation of ceramic tiled floor, inset down lights.

**LIVING/DINING ROOM: 17'10" x 12'9" (5.44m x 3.89m)**

Double glazed entrance door to rear opening on to garden, double glazed window to rear, radiator, staircase to first floor, continuation of ceramic tiled floor.

**EXTERIOR - REAR GARDEN:**

Commencing with a paved patio seating area leading to remainder which is partially artificially turfed with path

leading to an impressive timber summerhouse/workshop, pedestrian gate at rear leading to communal parking area, side access path and gate leading to:-

**FRONTAGE:**

Block paved driveway providing off road parking for two vehicles, side access path and gate leading to rear garden.

**ALLOCATED PARKING:**

There is a further allocated parking space in an area to the side of the property.

**TENURE & COUNCIL TAX INFORMATION:**

Please note this property is freehold and is Council Tax band C.

**SOUTHMINSTER:**

Southminster is just a short drive from the historic town of Burnham-on-Crouch which is situated on the north bank of the River Crouch and has the benefit of a railway station with direct links into London Liverpool Street Station. Southminster offers a local primary school, day nursery and pre-school whilst schooling for older children is available in nearby Burnham, Maldon and South Woodham Ferrers. There is a local park with tennis courts and various clubs. In recent years, competition from supermarkets in local towns has reduced the shopping centre, however, Southminster still offers retail and service outlets and it is possible to get most daily needs without leaving the village. Southminster sits in the population gap between large village and small town. Until the turn of the 19th Century it was the largest settlement in the Dengie Peninsula. The 'minster' part of its name suggests either a monastic foundation or the mother church of an area. Southminster in the late 19th Century had a fairly full complement of shops, smiths, wheelwrights, millers and other trades. Southminster's main income came from farming, market gardening and the market and shops until the mid twentieth century when Bradwell Power Station was built and increased house building led to inward migration. This trend accelerated when the railway was electrified and the improved rail link permitted large scale commuting to Wickford and places along the London-Southend main

line. The population has nearly doubled during the last forty years to a little over 4,100 at the last census.

**AGENTS NOTES:**

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 REGULATIONS & 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.



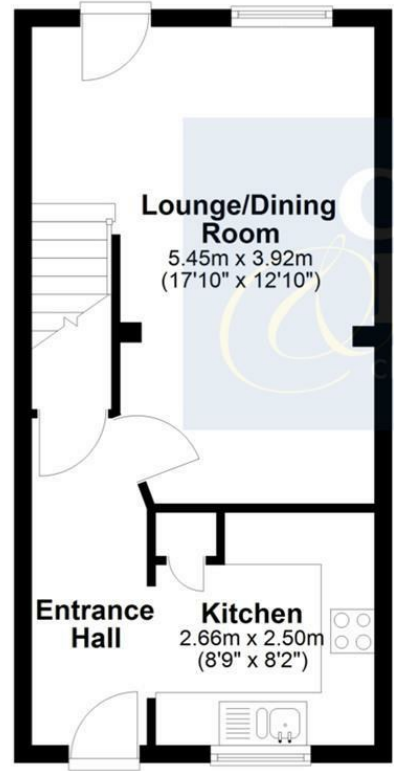


Approximate Internal Floor Area  
Total 64 SQ M 692 SQ FT

This floor plan is for guidance to layout only and is NOT TO SCALE.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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### Ground Floor



### First Floor

