



**Church
Hawes**
churchandhawes.com

High Street, Southminster , CM0 7AY
£365,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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A well-presented three-bedroom detached house ideally situated in Southminster, conveniently close to local amenities and the train station. The property offers spacious and versatile accommodation, making it an excellent choice for families or those seeking a comfortable home with excellent access to everyday facilities and transport links.

The accommodation comprises an entrance hall with cloakroom, a well-equipped kitchen, separate dining room and a bright conservatory, providing a range of spaces for both everyday living and entertaining. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from a south-facing rear garden, offering a pleasant outdoor space with excellent potential for enjoying the sunshine throughout the day. There is also ample off-road parking to the front.

The property is offered for sale with the significant advantage of no onward chain, allowing for a potentially straightforward purchase.



TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band D.

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 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.

SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.



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