



New Moor Crescent, Southminster CM0 7DJ  
£325,000

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 an array of shops, restaurants, a primary school, doctors surgery and a rail link to London Liverpool Street Station.

OFFERED WITH NO ONWARD CHAIN this spacious three bedroom semi detached house offers its new owners bags of scope, to make their own.

The ground floor has an entrance hallway, a generous lounge, dining room and kitchen and the first floor offers three excellent size bedrooms, bathroom and separate w/c.

Externally a 60 ft rear garden and to the front its own drive for multiple vehicles to a garage with up and over door.

PLEASE NOTE the frontage is a good size and is raised, laid to crazy paving but could be adapted to offer further parking.

### **Entrance hallway**

Double glazed entrance door to the hallway, stairs to the first floor, understairs storage cupboard, radiator and a double glazed window to the side.

### **Kitchen**

11'3 x 9'1

The kitchen has a range of oak fronted eye level units, matching base units and drawers with marble effect work surfaces over. Inset sink, plumbing for washing machine and dish washer, recess and space for a fridge/freezer, space for a gas/electric oven. Tiled flooring and a double glazed window and door to the rear.

### **Lounge**

16'4 x 9'4

This is a spacious room with a marble surround fireplace with gas flame effect fire, tv point and radiator. Double glazed window to the front and an arch to the dining room.

### **Dining room**

11'5 x 9

Once again this is a good size and has ample room for a family table and chairs, double glazed window to the rear and radiator.

### **Landing**

Double glazed window to the side and loft access.

### **Bedroom one**

14'5 x 9'8

A large double bedroom with a built in cupboard/wardrobe, radiator and double glazed window to the front.

### **Bedroom two**

14'7 x 8'9

Once again an excellent size double room with fitted wardrobes to one wall and a single built in wardrobe/cupboard. Double glazed window to the rear and radiator.

### **Bedroom three**

9'1 x 7'7

Built in cupboard/wardrobe, radiator and a double glazed window to the front.

### **Bathroom**

Walk in shower cubicle, pedestal hand wash basin, part tiled walls, radiator and a double glazed window to the rear.

### **Separate w/c**

Tiled flooring, close coupled w/c and a double glazed window to the rear.

### **Rear garden**

60 ft

The garden is a really good size commencing with a patio area, water tap and gate giving side access. The majority is laid to lawn with surrounding borders and a fruit/vegetable patch, greenhouse and close board fenced boundaries.

### **Own drive to garage**

The property offers a driveway for multiple vehicles, to a garage with an up and over door.

### **Frontage**

The frontage is a very good size, currently raised but this could be altered and this would offer even more potential parking for the property.



#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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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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