

Queenborough Road, Southminster

CM0 7AB

CURTIS O'BOYLE

Sales & Lettings



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CMO 7AB

Two-bedroom end-terraced cottage just off Southminster High Street, offering gas central heating, double glazing, lounge, dining room, kitchen, ground-floor bathroom, two first-floor bedrooms, and an 82ft rear garden, all within walking distance of local amenities and the train station.

Situated just off the High Street in the heart of Southminster, this two-bedroom end-terraced cottage offers fantastic potential for modernisation. The home already benefits from gas central heating and double glazing, providing a solid foundation for improvement.

The ground floor features a comfortable lounge, separate dining room, kitchen, and a bathroom. Upstairs, you'll find two bedrooms. Outside, the property boasts an impressive 82ft rear garden, offering plenty of space for outdoor enjoyment or landscaping projects.

Perfectly positioned within walking distance of a wide range of local amenities and the train station, this home combines convenience with opportunity-ideal for first-time buyers, investors, or anyone looking to create a charming cottage home to their own taste.

LOUNGE 11' 6" x 10' 11" (3.51m x 3.33m) Double glazed window to front aspect, double glazed entrance door, radiator.

DINING ROOM 9' 11" x 8' 10" (3.02m x 2.69m) Radiator, understairs cupboard, door to stairs to first floor, open plan to kitchen.

KITCHEN 10' 9" x 6' (3.28m x 1.83m) Double glazed door and windows to side aspect, skylight window, wall mounted gas boiler, wall and base units, stainless steel sink unit inset into worktops, tiled floor, space for washing machine.

BATHROOM 8' 7" x 7' 5" (2.62m x 2.26m) Obscure double glazed window to side aspect, radiator, pedestal wash hand basin, panelled bath, wall mounted electric fan heater, sliding door to:

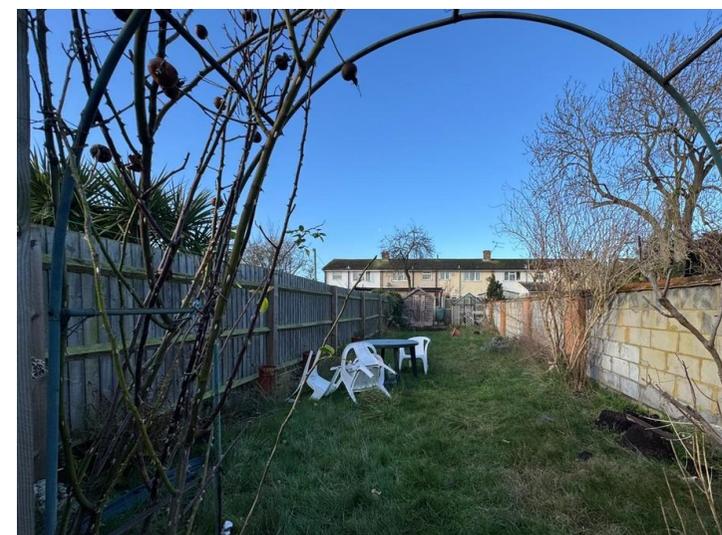
WC Obscure double glazed window to side aspect, low level WC.

FIRST FLOOR LANDING Double glazed window to side aspect, radiator, loft access.

BEDROOM ONE 11' 7" x 10' 11" (3.53m x 3.33m) Double glazed window to front aspect, radiator, feature cast iron fireplace.

BEDROOM TWO 10' 1" x 8' 7" (3.07m x 2.62m) Double glazed window to rear aspect, radiator.

REAR GARDEN 82' (25m) Approx. in length Paved patio area, remainder mostly laid to lawn, side access.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
235 sq.ft. (21.9 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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