



New Moor Crescent, Southminster CM0 7DJ
£305,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Situated within easy walking distance to the high street which offers an a good selection of shops and restaurants, doctors surgery, primary school and railway station linked to London Liverpool Street Station.

OFFERED WITH NO ONWARD CHAIN.

This spacious three bedroom semi detached house has a good size frontage and plenty of space to turn in a good size drive. PLEASE NOTE the vendors did look into dropping the kerb so there should be no reason why this cannot be done (stc).

An excellent first time purchase or a property you can put your own stamp on.

The ground floor offers a good size lounge, dining room and kitchen and the first floor has three good size bedroom and a family bathroom.

Externally an excellent size rear garden in excess of 50 ft and a front garden with as mentioned plenty of space to run a drive in.

Entrance hallway

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

Lounge

16'5 x 9'5

This is nice size room with an original fireplace that can be used for an open fire or a wood burner, subject to advice required. Television point, arch to the dining room and a double glazed window to the front.

Dining room

11'5 x 8'8

Plenty of room for a family table and chairs, double glazed window to the rear and an arch to the lounge.

Kitchen

11'6 x 9'1

The kitchen has a range of eye level units with back tiling, matching base units with complimentary work surfaces over. Inset stainless steel sink, space for a gas or electric oven, space for a fridge/freezer and plumbing for a washing machine, larder cupboard and a double glazed window and door to the rear.

Landing

Wall mounted gas heater, loft access and a double glazed window to the side.

Bedroom one

14'10 x 10'1

All the bedrooms are good sizes and this double room has a built in cupboard/wardrobe, double glazed window to the front.

Bedroom two

13'9 x 8'9

Once again another good size double room with a built in wardrobe/cupboard and a double glazed window to the front.

Bedroom three

9'3 x 7'9

Double glazed window to the front and a built in cupboard/wardrobe.

Bathroom

Shower cubicle, pedestal hand wash basin, tiled flooring and walls and a double glazed window to the rear.

Separate w/c

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

Rear garden

in excess of 50 ft

The garden is a good size with a neatly laid lawn, mature tree and some planting. Close board fenced boundaries, two garden sheds and a side gate and path to the front.

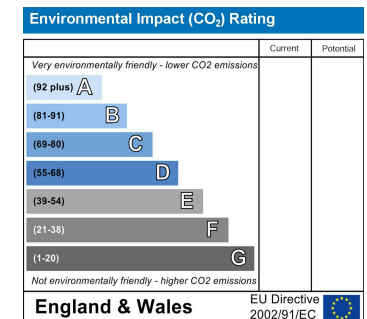
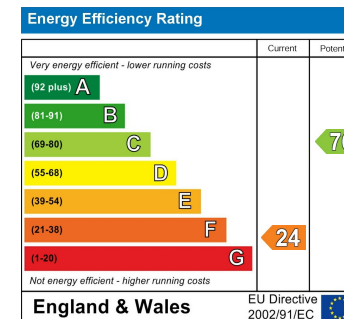
Front garden/poten parking/drive

The front garden is again a good size, laid to lawn with a hedged front boundary. The vendors had previously looked into dropping the kerb. This has been done on the majority of the neighbouring properties, giving them driveway/parking.



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.



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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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