

North street, Southminster CM0 7DG

Guide price £250,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

GUIDE PRICE £250,000-£260,000. Located in the village of Southminster which offers a good selection of shops, restaurants, doctors surgery, primary school, community run swimming pool and a rail link to London Liverpool Street Station.

This timber framed character three bedroom cottage offers many of its original features, with an opportunity for the new owners to add their own modernising and requirements to the property. Offering on the ground floor a large open plan lounge and dining room with center staircase, spacious kitchen, side lobby and bathroom.
The first floor offers three bedrooms.
Externally the garden which has become overgrown is an excellent size in excess of 95 ft and to the front potential to have one car off the road (low but not dropped kerb)

Entrance lounge &dining room
25'9 x 13'3
Double glazed entrance door to the lounge which is an excellent size and open plant to the dining room. The room is split by a center staircase to the first floor, brick built fireplace with cast iron wood burner, radiator, television point and a double glazed bay window to the front.
The dining room has plenty of space for a good size table and chairs, a further brick fireplace not in use so professional advice is advised before considering using. Part exposed wall beams to both rooms, radiator and a double glazed window to the side.

Kitchen
12'9 x 12'7
The kitchen is a good size with tiled flooring and a range of pine fronted eye level units with back tiling, matching base units and drawers with work surfaces over. Built in stainless steel oven inset stainless steel five ring hob with stainless steel splash back and above exractor, one and a half stainless steel sink, plumbing for washing machine and space for a fridge/freezer.

Side lobby

G/F bathroom
Tiled flooring, panelled bath, pedestal hand wash basin, close coupled w/c, part tiled walls and a double glazed window to the side.

Landing

Bedroom one
13'2 x 10'8
Original cast iron fireplace, part exposed wall beams, radiator, built in cupboard and a double glazed window to the front.

Bedroom two
11'4 x 6'5
Part exposed wall beams, radiator and a double glazed window to the rear.

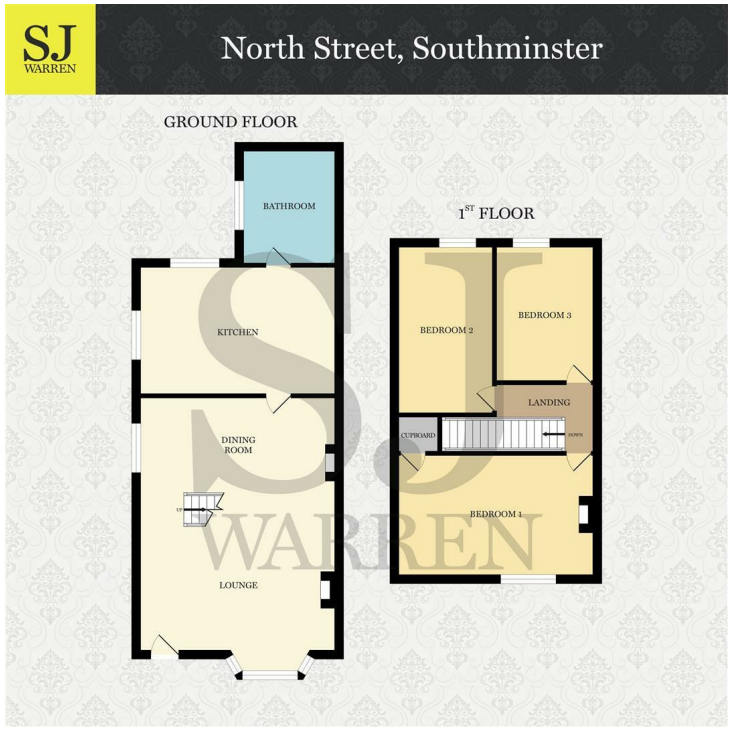
Bedroom three
Part exposed wall beams, radiator and a double glazed window to the rear.

In excess of 95 ft
Commencing with a patio area, water tap and a side path with gate to the front. PLEASE NOTE the garden has become overgrown but has various trees and scrubs with close fenced boundaries.



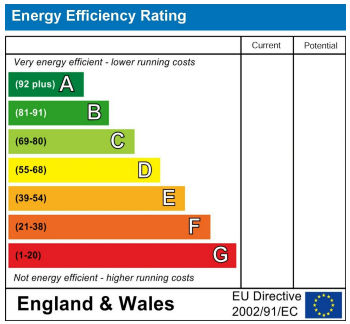


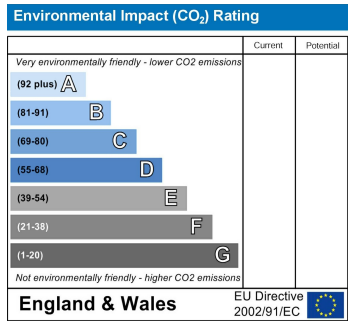




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