



Station Road, Southminster , Essex CM0 7EW
Guide price £225,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £225,000 TO £235,000** NO ONWARD CHAIN - Charming Two-Bedroom Weatherboarded Cottage in Essex – Full of Character.**

Located in a highly desirable and well-connected part of Essex, this weatherboarded cottage is just a short stroll from everyday essentials – including local shops, cosy restaurants, a doctors' surgery, and the nearby railway station with direct services to London Liverpool Street. Perfect for commuters, downsizers, or anyone seeking a tranquil retreat with urban convenience.

This attractive period home offers a wealth of original features and a warm, inviting atmosphere throughout. Lovingly maintained, it combines traditional character with modern comfort and offers the potential for further personalisation.

Living accommodation commences on the ground floor and includes a cosy living room leading to a dining room, kitchen and rear lobby which in turn provides access to a study and refitted family bathroom. The first floor then offers two well proportioned double bedrooms. Externally, the property enjoys a low maintenance, yet well stocked rear garden. Energy Rating E.



FIRST FLOOR:**LANDING:**

Access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 10'10 x 10' (3.30m x 3.05m)

Window to front, exposed brick feature wall with inset multi-fuel burner set on brick hearth, built in wardrobe, wood effect floor.

BEDROOM 2: 8'5 x 8'4 (2.57m x 2.54m)

Double glazed window to rear, built in wardrobes and overhead storage cupboards, wood effect floor.

GROUND FLOOR:**LIVING ROOM: 10'10 x 10' (3.30m x 3.05m)**

Wood panelled entrance door to front, sash window to front, radiator, cast iron fireplace set on tiled hearth with display mantle over, built in storage cupboard, wood effect floor, door to:

DINING ROOM: 10' x 8'6 (3.05m x 2.59m)

Radiator, exposed brick chimney breast with inset multi fuel burner stove, built in under stairs storage cupboard, door to staircase with radiator at bottom, wood effect floor, open to:

KITCHEN: 10'2 x 10' (3.10m x 3.05m)

Double glazed window to side, roll edged work surface with inset single bowl/single drainer sink unit and storage cupboards below, space and plumbing for fridge/freezer and washing machine, recess housing 'Rangemaster' oven with tiled splashback, tiled floor, obscure glazed skylight window, door to:

REAR LOBBY:

Part stained glass entrance door to side, built in cupboard housing boiler, doors to:

BATHROOM:

Double glazed window to rear, radiator, 3 piece white suite comprising roll top bath with antique style mixer tap and shower attachment, pedestal wash hand basin and close coupled wc, part tiled walls.

STUDY: 10'6 x 4'1 (3.20m x 1.24m)

Stained glass entrance door to rear, wood effect floor.

EXTERIOR:**REAR GARDEN:**

Commencing with a shingled seating area leading to remainder which is part paved and shingled with established and mature planted beds throughout, timber storage shed at rear, side access path and gate leading to front.

TENURE & COUNCIL TAX BAND:

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

VILLAGE OF 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.

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 & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending

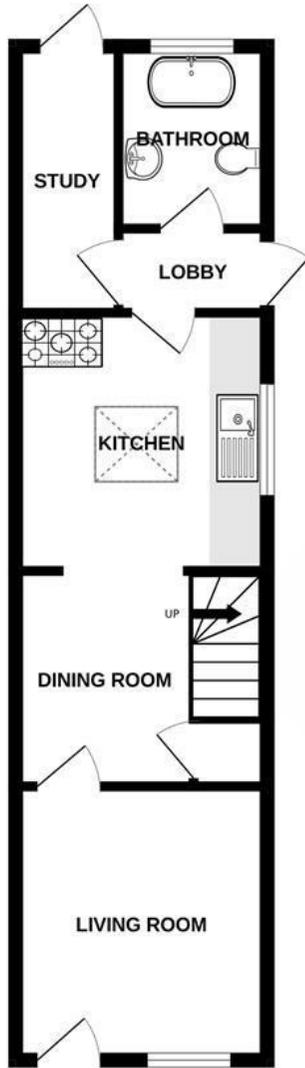
purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

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.

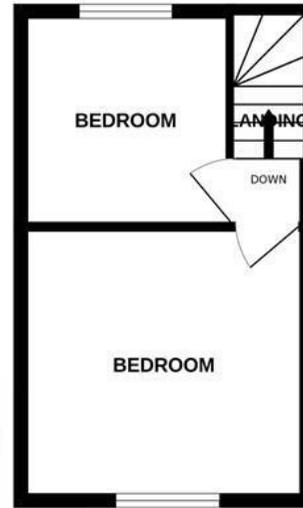




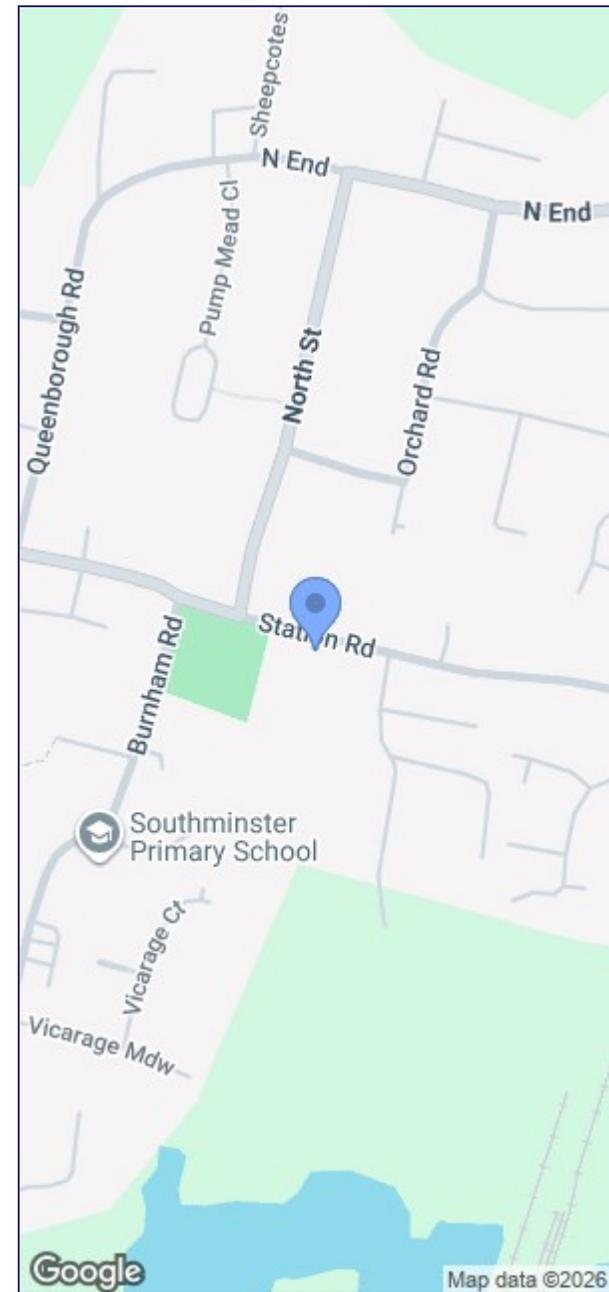
GROUND FLOOR



1ST FLOOR



Church
Hawes



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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