



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 extractor, 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.



Referrals

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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