



Coombe road, Southminster CM0 7AH
£395,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Situated in the village of Southminster which offers a good selection of shops, restaurants, doctors surgery, primary school and a rail link to London Liverpool Street Station.

The neighbouring river fronted town of Burnham On Crouch is only approximately 2.9 miles away and for your larger shopping needs the towns of Maldon and South Woodham Ferrers are also only approximately 11 miles away.

AS GOOD AS NEW!!

A completely refurbished three bedroom house, modernised throughout to a very high standard making this feel like walking in to a new property. The ground floor offers a good size entrance hallway, a modern fitted kitchen/dining room with appliances, side lobby/utility room and a spacious bathroom. The first floor has two excellent size double bedrooms and a third single/cot room. Externally there is a large rear garden with patio and seating areas in excess of 78 ft. NO ONWARD CHAIN.

AGENTS NOTE

PLEASE NOTE we will pay reference to some specifications in the individual rooms but the property has had a complete refurbishment and includes.

New ceilings, plastering, rewire, new boiler, new fitted kitchen with dish washer, oven, hob and extractor, down lighting, bathroom with bath and triple walk in shower, radiators and double glazed windows, new front door and internal doors, new carpets.

Entrance door to hallway.

Entrance door to the hallway which is a good size with new fitted quality wood effect flooring, stairs to the first floor.

Lounge

12'2 x 11'3

Decorated and finished to a high standard, new carpet and new fitted double glazed window to the front and radiator. Cast iron fireplace with with the original surround tiles.

Kitchen/dining room

12'1 x 11'4

The kitchen/dining room offers space for a dining table and has a newly fitted kitchen with a range of

modern cream eye level units, matching base units and drawers with work surfaces over. Inset electric hob with splash back and above extractor, built in oven and grill, integrated dish washer and an inset stainless steel sink.

The quality wood effect flooring continues from the hallway and there is a feature brick fireplace with wooden mantle. Two over size vertical column radiators, down lighting, hard wired smoke/carbon monoxide alarm and a large understairs cupboard with electric for a fridge/freezer.

Side lobby and utility room

6'8 x 3'6

Down lighting, matching eye level and base units to the kitchen with work top over and utility space below. Double glazed door to the side, loft access and door to the bathroom.

Bathroom

The bathroom is a particularly good size is fitted with a panelled bath and triple size walk in shower with rain and hand held showers, close coupled w/c and hand wash basin with vanity drawers below. Tiled walls, down lighting, expel air, radiator and a double glazed window to the rear.

Landing

Stairs and landing fitted with new carpets, loft access.

Bedroom one

12'3 x 11'2

A good size double room nice bright and airy with new carpet, radiator, double glazed window to the front and original cast iron fireplace.

Bedroom two

11'11 x 11'8

Another double room again with new carpet, original cast iron fireplace, radiator and a double glazed window to the rear.

Bedroom three

7'5 x 5'4

A single box room/cot room with new carpet, radiator and a double glazed window to the side.

Rear garden

in excess of 75 ft

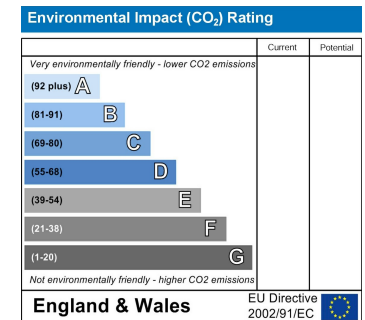
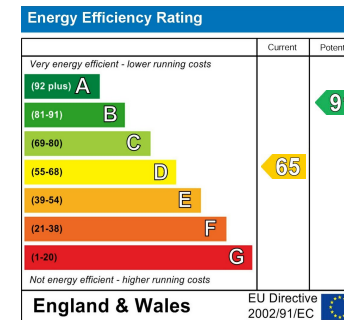
If you enjoy your outside space and garden then this 75 ft garden, should tick all the boxes. Commencing

with a patio area and a further seating area to the rear, close board fenced boundaries and a path to the front.



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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