



Mountview Crescent, Southminster CM0 7NS
£400,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

OFFERED WITH A GUIDE PRICE OF £400,000 - £415,000.

Situated in the river fronted village of St Lawrence Bay, well known for its sailing and river sports, with gorgeous rural and coastal walks. The village has two public houses/restaurants and a village store for your daily needs, the neighbouring village of Southminster is only 6 miles and offers a rail link to London Liverpool Street Station.

This deceptively spacious three bedroom detached bungalow offers a wealth of accommodation and sits on an excellent size plot.

The accommodation commences with a generous entrance porch, large lounge, modern fitted kitchen, a super size summer room with boarded and plastered ceiling, ideal for dining and entertaining, three good size bedrooms and a family bathroom. The rear garden is in excess of 110 ft so if you enjoy your gardening, outside space or have pets, then this superb garden will work for you. PLEASE NOTE there is space to one side to potentially extend (stp) and to the front an in and out drive, offering space for multiple vehicles.

Entrance porch

A spacious entrance porch with quality fitted wood effect laminate flooring, double glazed door and window with a fitted white/shutter blind and radiator with decorative cover.

Large lounge

22'1 x 14'9 max

This is an excellent size room with a white feature fireplace surround and a cast iron electric log real flame wood burner. Television point, two radiators both with decorative covers. Dual double glazed windows to the front with fitted blinds and a further double glazed window to the side again with fitted blind.

Kitchen

11'9 x 7'8

The kitchen has a range of modern white fronted eye level units with back tiling and under lighting, matching base units and drawers with complimentary work surfaces over. Inset electric hob with above extractor, built in stainless steel oven below and built in stainless steel micro wave, one and

a half white enamel sink and an integrated dish washer. Down lighting, tiled flooring and a double glazed window and door to the rear.

Inner hallway

Tiled flooring which run into the kitchen, loft access and airing cupboard with lagged tank.

Summer room

20'7 x 14'5

This is a substantial size room with a boarded and plastered ceiling, great for entertaining, part space for a good size dining room along with counter space and plumbing for a washing machine, tumble dryer and space for a fridge/freezer. Double glazed windows, double glazed door to the side and double glazed French doors to the rear.

Bedroom one

10'9 x 9'8

A good size double bedroom with wood effect laminate flooring, ceiling fan/light, radiator and a double glazed window to the rear with fitted blind.

Bedroom two

11'6 x 8'4

Another excellent size double room with a double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom three

9'9 x 8'4

The third room but still a double with a double glazed window to the side with fitted blind and radiator.

Bathroom

Laminate flooring and tiled walls, over size shower cubicle, close coupled w/c and hand wash basin with vanity cupboards below. Chrome heated towel rail and dual double glazed windows to the side.

Large rear garden

in excess 110 ft

The property has an excellent size garden, if you enjoy your outside space, gardening or have pets. Commencing with a large patio leading to the main garden which is neatly laid to lawn with some established borders. Two sheds, close board fenced and hedging, gate to the rear field. To one side of the property is a good size side access with gate to the front, potentially and (stp) there is potential here to

extend, the opposite has a path and gate again to the front.

In and out driveway.

The property has a part brick boundary front wall to the front of is a mature tree and grass. In and out drive for multiple vehicles.



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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