www.churchandhawes.com
156 Station Road, Burnham on Crouch,
Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



15 Station Road, Southminster, CM0 7EW

Price £215,000

NO ONWARD CHAIN

Set within walking distance of Southminster's mainline railway station, offering direct links to London, this charming end-of-terrace character cottage is ideally positioned close to a range of local amenities, including a convenience store, pubs, a post office, primary school and doctors' surgery.

The accommodation begins on the ground floor with a spacious lounge/diner and a fitted kitchen. Upstairs, the property offers two well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from an approximately 50 ft rear garden, providing excellent outdoor space.

An early viewing is highly recommended to avoid disappointment.

Energy Rating: TBC

FIRST FLOOR:

LANDING:

BEDROOM ONE: 10'7 x 9'9 (3.23m x 2.97m)

BEDROOM TWO: 10'6 x 9'5 (3.20m x 2.87m)

BATHROOM:
Three piece white suite comprising bath, WC and wash hand basin.

GROUND FLOOR:

LOUNGE/DINER: 16'1 x 10'1 (4.90m x 3.07m)

KITCHEN: 10'7 x 9'5 (3.23m x 2.87m)

EXTERIOR:

REAR GARDEN: 50' approx (15.24m approx)

TENURE & COUNCIL TAX:
The property is freehold and is council tax band B.

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 NOTES:
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 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.

