

North Street, Southminster CM0 7DG

£285,000

To view this property call

01621 734300

SJ WARREN

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The accommodation comprises

OFFERS BETWEEN £285,000 - £290,000
Located in the village of Southminster which has a good selection of shops, restaurants, doctors surgery, community run swimming pool and a rail link to London Liverpool Street Station.

This very deceptive from first appearance semi detached character cottage, originally three bedrooms but now two with an upstairs bathroom. The cottage is presented very nicely throughout with many of its original feature intact. There is a good size lounge and equally spacious dining room and a large extended kitchen and cloakroom/w/c. As mentioned the first floor now has an impressive size bathroom and two excellent size double bedrooms.
Externally if you enjoy your outside space, gardening or have pets, then this sunny aspect West facing 70 ft garden should hit the spot.

Entrance and dining room
13'8 max x 12'3
Side entrance door and double glazed window to an open plan hallway and dining room, stairs to the first floor with recess and fitted cupboards. Wood effect laminate flooring, fireplace recess with wooden mantle currently capped(this would require professional advice if considering to use) radiator, television point and two double glazed windows to the side

Lounge
13'5 x12'8
Double glazed window to the front, original cast iron fireplace, radiator, television point and exposed wooden floorboards.

Extended kitchen
17'1 max reduc to 5'5 x 12'2
This is an excellent size room having been extended, offering a large range of sage green eye level units, matching base units with wood effect work surfaces over, drawers and wine rack. Inset stainless steel sink, inset electric hob with above extractor and a built in stainless fan oven, plumbing for washing machine and dish washer, space for a fridge/freezer. Double glazed window and door to the rear, two double glazed windows to the side, radiator and fireplace recess.

Cloakroom/w/c
This is a large space with a hand wash basin with vanity cupboard below, close coupled w/c, wood effect laminate flooring, radiator and a double glazed window to the rear.

Landing
Double glazed window to the side.

Bedroom one
13'1 x 13'3
Both bedrooms are good size double rooms and this has a built in wardrobe /cupboard, recess for free standing bedroom furniture. Exposed wooden floorboards, radiator and a double glazed window to the front.

Bedroom two
10'2 x 9'4
Another great size double room with original cast iron fireplace, loft access, radiator and a double glazed window to the side.

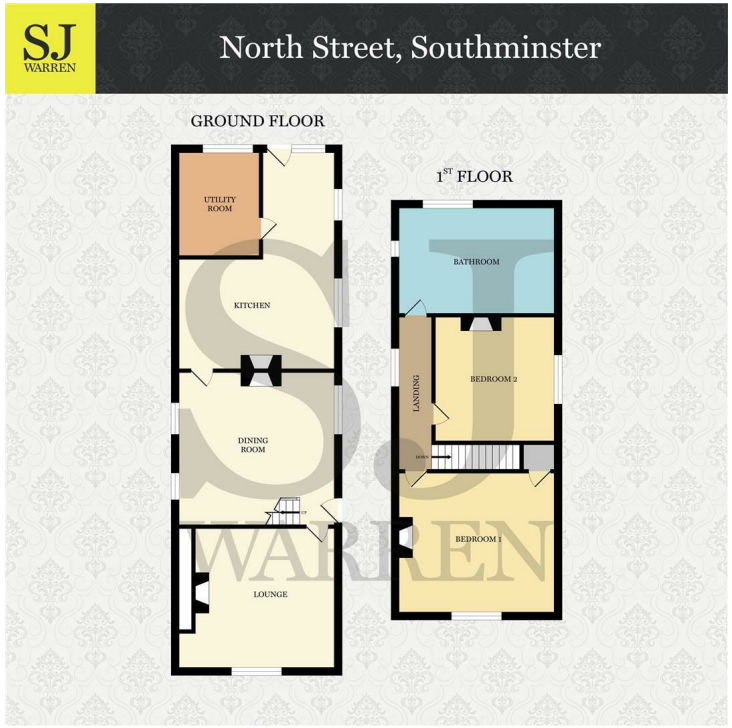
Bathroom
Originally a third bedroom and now a large bathroom with a free standing ball and claw bath with taps/shower attachment, close coupled w/c, pedestal hand wash basin and a double walk in shower cubicle. Majority tiled walls, chrome heated towel rail, expel air, double glazed windows to the side and rear.

West facing rear garden.
70 ft
If you enjoy your outside space, love the sun, entertaining or have pets then this garden should tick all the boxes. Commencing with a good size patio/entertaining area, neatly laid to lawn with well stocked surrounding borders and some hedging. Two garden sheds, close board fenced boundaries, side path with water tap and gate to the front.



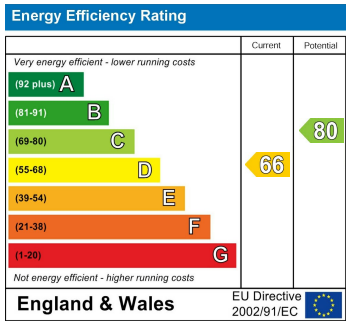


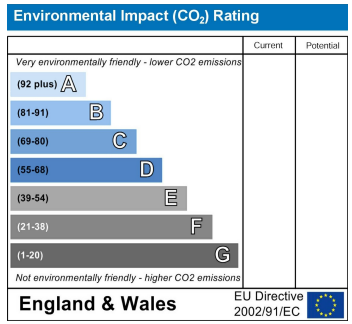




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