

Coombe Road, Southminster , CM0 7AH

Price £300,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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GUIDE PRICE £300,000 - £325,000 **NO ONWARD CHAIN**
BACK on the MARKET due to unforeseen circumstances and Located in the heart of Southminster, within easy walking distance of the High Street and a range of local amenities—including a post office, convenience store, doctors' surgery, school, and railway station with direct links to London Liverpool Street—this extended semi-detached family home offers excellent potential.
While the property would benefit from some modernisation, it already provides generous living space and scope for further improvement.
The ground floor features an entrance porch leading into a hallway, with access to a dining room, a spacious front-facing living room, a kitchen/breakfast room, and a shower room.
Upstairs, the first floor comprises a landing area leading to two well-proportioned double bedrooms and a family bathroom.
Externally, the property benefits from an attractive rear garden, while the front offers extensive off-road parking via a block-paved driveway.
Energy Rating: D.







FIRST FLOOR:

BEDROOM: 12'5 x 11'10 (3.78m x 3.61m)

BEDROOM: 12'5 x 8'4 (3.78m x 2.54m)

BATHROOM:

GROUND FLOOR:

ENTRANCE PORCH:

LOUNGE: 14'8 x 11'10 (4.47m x 3.61m)

DINING ROOM: 8'5 x 7' (2.57m x 2.13m)

KITCHEN: 22'2 x 7'5 (6.76m x 2.26m)

SHOWER ROOM:

EXTERIOR:

REAR GARDEN:
Fenced rear garden.

FRONTAGE:
Extensive off road parking to the front.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band C.

AGENTS NOTE:
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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.
A verification fee payable in advance of £40 per person (including VAT) will apply.
These checks must be completed and successfully verified before we are able to progress with the purchase.
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire.

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 a 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.

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.



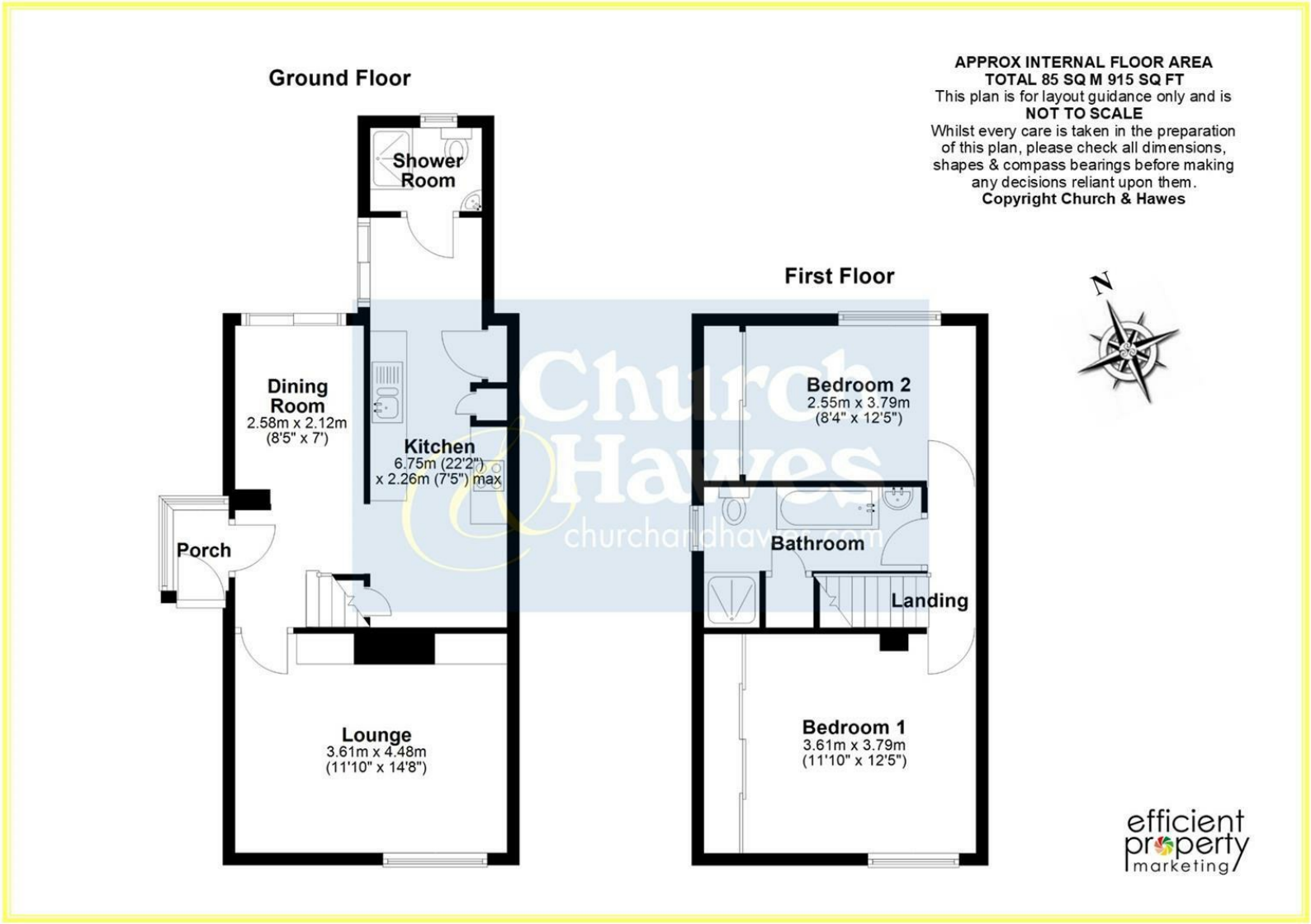


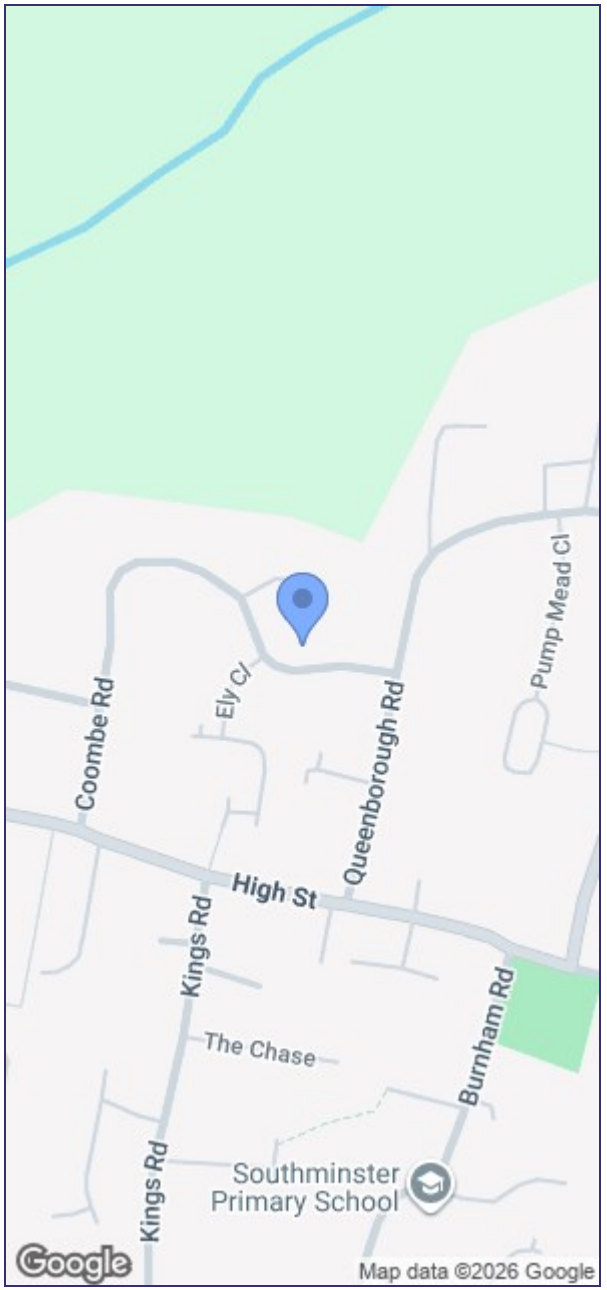







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Ground Floor
Shower Room
Dining Room
2.58m x 2.12m
(8'5" x 7')
Kitchen
6.75m (22'2")
x 2.26m (7'5") max
Porch
Lounge
3.61m x 4.48m
(11'10" x 14'8")
First Floor
Bedroom 2
2.55m x 3.79m
(8'4" x 12'5")
Bathroom
Landing
Bedroom 1
3.61m x 3.79m
(11'10" x 12'5")
APPROX INTERNAL FLOOR AREA
TOTAL 85 SQ M 915 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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