

North Street, Southminster CM0 7DF

£425,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

An attractive looking Victorian 3/4 bedroom semi detached house with a number of big benefits and possibilities.
PLEASE NOTE the property has the potential subject to planning to utilise the linked garage outbuilding to the house, offering a potential annexe or similar.
Alternatively if you wished to run a business or need space for numerable vehicles, then the drive to the front and further 66 ft drive to the side certainly be of interest.
For the purists the opportunity to keep this wonderful building in character, is certainly another option and this is mentioned within the room descriptions.

A three/four bedroom Victorian semi detached house offering on the ground floor a pathway with the original Victorian tiles to the keyhole entrance porch, the hallway also has the original tiling under the currently laid carpet. Large ground floor bedroom, spacious lounge, kitchen/breakfast room, utility room and a cloakroom/w/c.
The first floor offers three bedrooms with the option of returning back into two on this floor and a family bathroom.
Externally the linked 25 ft x 13 ft garage out building(as mentioned) a West facing 52 ft garden, drive to the front for 2/3 vehicles to double gates and a further 66 ft drive for a multitude of vehicles.

Pathway and entrance porch.
The approach to the front door is via a path with the original Victorian tiling, leading to to an attractive keyhole style storm porch and front door.

Hallway
PLEASE NOTE the hallway is carpeted but we are informed the original Victorian tiles remain below, to be rediscovered. Stairs to the first floor, double glazed window to the side and radiator.

Kitchen/breakfast room
13'9 x 7'4
The kitchen has a range of oak fronted eye level units incoporating a single display cabinet and tiled walls, matching base units and drawers with work surfaces over. Integrated fridge, inset stainless steel sink, inset gas hob with a Retro style pull down grill and oven below. Double glazed window and door to the side, extractor, radiator and loft access.

Utility room
8'5 x 4'5 extending to 7'2
PLEASE NOTE this is where things potentially become of interest for different options, including to potentially utilise the utility room, cloakroom/w/c and to knock and convert into the garage/outbuilding, of course subject to planning and consents required.
The utility room has a base unit with inset stainless steel sink, matching eye level units, wall mounted boiler for hot water and heating (not tested) window to the side and radiator.

Cloakroom/w/c
Tiled walls, close coupled w/c, pedestal hand wash basin, skirting board radiator and expel air.

G/F bedroom one
15'7 x 12'4
This is an excellent size room with the typically high Victorian ceiling, double glazed bay window to the front and skirting board radiators. Original cast iron fireplace with the ornate tiles intact and book shelves ether side and fitted wardrobes to one wall.

Landing
Loft access.

Inner hallway
The inner hallway has been created to split and partition one large room into two bedrooms, the alteration undertaken could easily be reversed.

Bedroom two
12'5 x 7'7
A good size double room with built in wardrobe/cupboard, double glazed window to the front and radiator.

Bedroom three
12'4 x 7'5
Double glazed window to the front, radiator and a built in wardrobe/cupboard.

Bedroom four
9'2 x 8'2
Double glazed window to the rear, built in wardrobe/cupboard and radiator.

Bathroom
Tiled walls, panelled bath with taps/shower attachment, hand wash basin with vanity cupboards below, walk in shower cubicle and a close coupled w/c. Electric heated chrome towel rail, radiator, expel air, linen and storage cupboards and a double glazed window to the rear.

West rear garden
in excess of 52 ft
The rear garden stretches down the side to rear and is nice and private with fenced boundaries. Neatly laid lawn and well established plants and shrubs surrounding, courtesy door to the garage and an arch to the side driveway.

Driveway/frontage + side driveway & garage
The property offers its own driveway/parking to the front for 2/3 vehicles, PLEASE NOTE there are double gates to the side leading to a second driveway in excess of 66 ft.
The garage/outbuilding is 25'8 x 13'4 with electric up and over door, power/light and above loft storage.
POTENTIAL HERE AS MENTIONED IN OUR SUMMARY AND DETAILS.



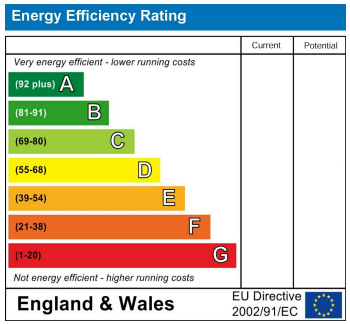


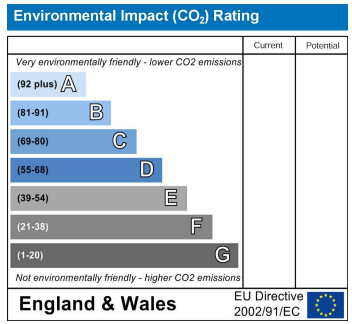




Consumer Protection from Unfair Trading Regulations 2008.

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