

Burnham Road, Southminster , Essex CM0 7ES

Price £265,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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CHARMING TWO-BEDROOM END-TERRACE COTTAGE | WEST-FACING REAR GARDEN | SUBSTANTIAL OFF ROAD PARKING | CLOSE TO SOUTHMINSTER STATION

Set in the heart of Southminster this charming and improved two-bedroom end-of-terrace cottage presents an excellent opportunity for first-time buyers, downsizers or investors.

The property occupies an impressive overall plot of approximately 125ft, featuring a generous westerly facing rear garden and a driveway frontage providing off road parking for multiple vehicles.
The accommodation comprises a welcoming lounge, kitchen/breakfast room, separate utility room, bathroom and two bedrooms. The property further benefits from replacement double-glazed windows and gas-fired radiator central heating.
The spacious rear garden provides a pleasant outdoor area and, with its westerly aspect, is ideally positioned to enjoy the afternoon and evening sunshine.

Southminster railway station is within easy reach, providing a direct rail service towards London Liverpool Street, making the property particularly appealing to commuters.
An internal viewing is highly recommended to appreciate the character, accommodation and favourable position this property has to offer.

EPC Rating: D.







FIRST FLOOR:

LANDING:
Staircase down to ground floor, doors to:

BEDROOM 1: 11'8 x 10' (3.56m x 3.05m)

BEDROOM 2: 9'1 x 7'1 (2.77m x 2.16m)

GROUND FLOOR:

LIVING ROOM: 10'1 x 10' (3.07m x 3.05m)

KITCHEN/BREAKFAST ROOM: 15'5 x 9' (4.70m x 2.74m)
Range of wall and base mounted storage units, integrated 4-ring hob and oven, space for fridge/freezer, built-in storage cupboard, airing cupboard housing combi boiler, staircase to first floor, doors to:

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

UTILITY: 10'9 x 4'7 (3.28m x 1.40m)
Work surface with space and plumbing for washing machine and tumble dryer below, door to:

EXTERIOR - REAR GARDEN approx 55' (approx 16.76m)
Mainly laid to lawn with side access leading to:

FRONTAGE:
Driveway providing off road parking for multiple vehicles.

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.

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.

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

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.





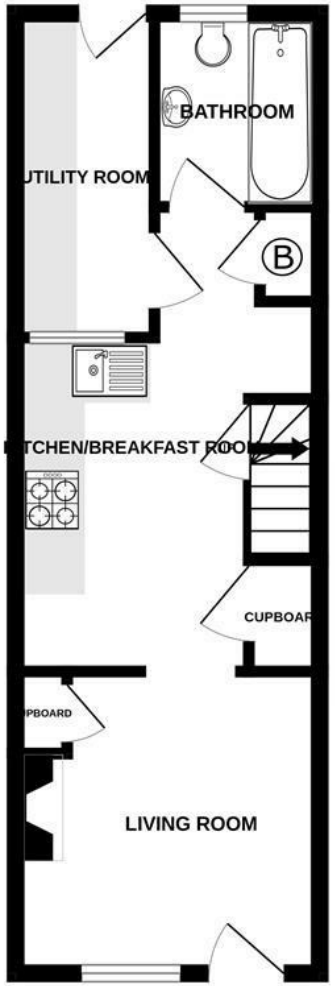




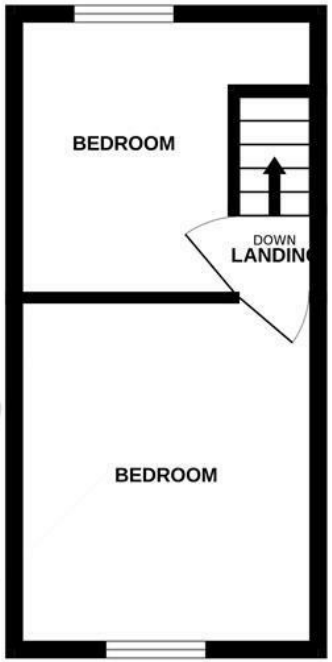


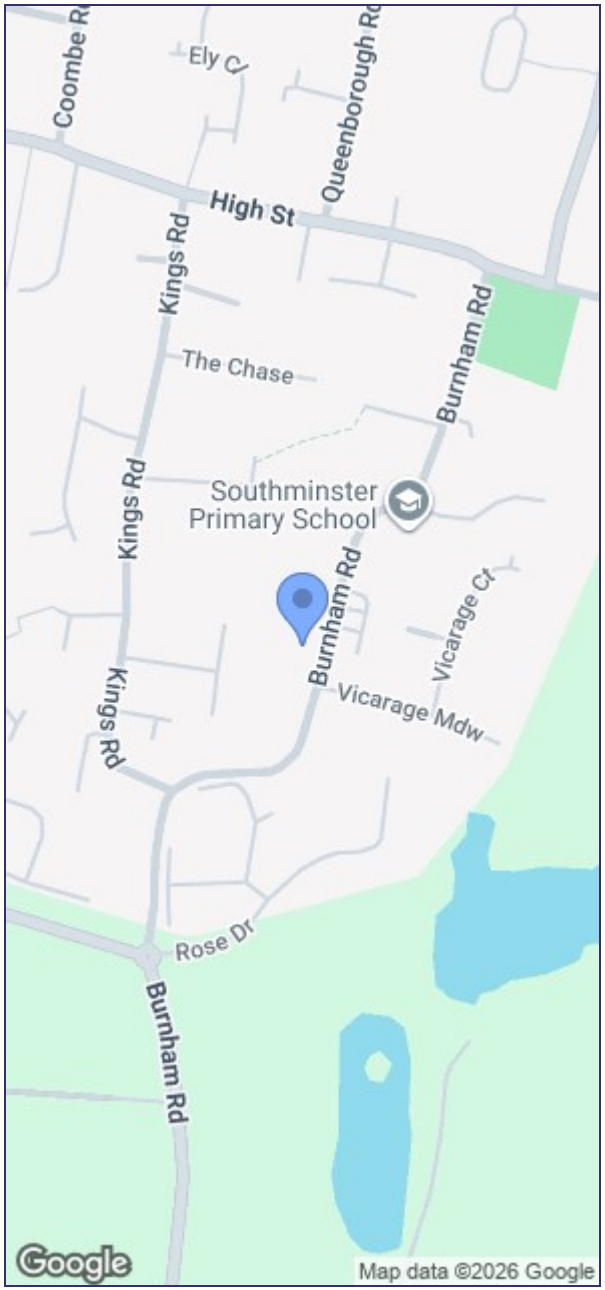

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GROUND FLOOR



1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Nan's Kitchen
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