



Main Road, St. Lawrence Southminster CM0 7NA



welcome to

Main Road, St. Lawrence Southminster

MODERN WELL PRESENTED BUNGALOW situated in the desirable village of St Lawrence ON THE BANKS OF THE RIVER BLACKWATER, boasting TWO DOUBLE BEDROOMS as well as AMPLE DRIVEWAY and WEST FACING GARDEN.



Entrance Hall

Airing cupboard, doors to :-

Lounge

19' 6" x 10' max (5.94m x 3.05m max)
Double glazed windows to front and side overlooking the garden, French doors to side opening onto the garden, modern centrepiece fireplace, door to bedroom two.

Kitchen

10' 2" x 10' (3.10m x 3.05m)
Double glazed window to side, modern fitted kitchen comprising one and a half bowl sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven, separate hob with extractor over, space for further appliances.

Bedroom One

11' 9" x 10' (3.58m x 3.05m)
Double glazed window to side overlooking the garden.

Bedroom Two

10' 1" x 6' 8" (3.07m x 2.03m)
Double glazed window to front, range of fitted cupboards.

Shower Room

7' 6" x 5' 3" (2.29m x 1.60m)
Double glazed window to side, modern suite comprising shower and vanity basin.

Cloakroom

2' 11" x 4' 3" (0.89m x 1.30m)
Double glazed window to side, white suite comprising low level WC.

Outside

Front

Block paved driveway providing parking for several vehicles.

Rear Garden

West facing, enclosed by panel fence and wrapping around the property, predominantly laid to lawn with decked seating area under pergola and range of mature shrubs. Sheds to remain.



Floor Plan

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Main Road, St. Lawrence Southminster

- Two Double Bedrooms
- Stylish Modern Kitchen
- Driveway for Several Vehicles
- West Facing Garden
- Close to Waterfront

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104724 - 0002

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