



High Street, SOUTHMINSTER CM0 7AY

welcome to

High Street,SOUTHMINSTER

A WEALTH OF CHARACTER IN THE HEART OF SOUTHMINSTER, this well-proportioned Victorian home is situated CLOSE TO LOCAL SHOPS AND AMENITIES on Southminster High Street, and is offered with NO ONWARD CHAIN, boasting KITCHEN AND UTILITY ROOM as well as MODERN FIRST FLOOR BATHROOM.



Entrance

Part glazed entrance door to :-

Entrance Hall

Small partitioned lobby entrance area, opening to :-

Lounge Dining Room

19' 11" x 11' 10" max (6.07m x 3.61m max)

Spacious open plan living space, with double glazed UPVC window to front, exposed beams, brick centrepiece open fireplace, stairs rising to first floor with large under stairs cupboard, doors to :-

Lean To

Lean to rear porch with stable style door to rear garden.

Kitchen

10' 4" x 5' 10" (3.15m x 1.78m)

Window to side, fitted kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, space for appliances, open to :-

Utility Room

7' 6" x 5' 11" (2.29m x 1.80m)

Window to side, roll top work surfaces with range of eye and base level units and space for appliances.

First Floor**Landing**

Window to rear overlooking the garden, airing cupboard housing gas boiler, loft access, doors to :-

Bedroom One

10' 10" x 9' 6" (3.30m x 2.90m)

Double glazed UPVC window to front, fitted wardrobes, radiator.

Bedroom Two

14' x 5' 11" max (4.27m x 1.80m max)

Window to side, radiator.

Bathroom

Contemporary fitted suite comprising panel bath with shower over, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

Outside**Front**

Retained by low brick wall with mature shrubs.

Rear Garden

Enclosed by panel fence, laid to patio with timber outbuilding that could be used as home office or for storage purposes.



view this property online williamhbrown.co.uk/Property/MLN104986



welcome to

High Street, SOUTHMINSTER

- Modern First Floor Bathroom
- Kitchen & Separate Utility Room
- Characterful Living Space
- Close to Amenities
- No Onward Chain

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

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104986



Property Ref:
MLN104986 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk