Station Road, Southminster CM0 7EW

Guide price £225,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Situated ideally for the train station linked to London Liverpool Street Station, the high street shops, restaurant's, doctors surgery and general amenities.

This spacious two bedroom cottage is offered with NO ONWARD CHAIN and is an ideal first time purchase, buy to let investment or a great down sizing property.

The cottage offers an entrance hallway to a very generous size lounge, kitchen, two large attached lean to rooms and a ground floor bathroom.
The first floor has two double bedrooms.

Externally there is a good size garden with a useful summer house/shed. To the front the property does have a shingle off road storage space, PLEASE SEE photograph.

Entrance hallway
Double glazed entrance door to the hallway, part wooden clad ceiling, down lighting, radiator and a super size walk in storage cupboard.

Kitchen
11'5 x 7
The kitchen has a range of high gloss eye level units with back tiling, matching base units and drawers with marble effect work surfaces over. Range style cooker with gas rings and electric oven and above extractor to remain, inset sink stainless steel sink, plumbing for washing machine, space for fridge/freezer. Tiled flooring, radiator and a double glazed window to the rear.

Lean to 1
10'6 x 9'9
Both of these are adjoining and good size with the first one having wood effect laminate flooring and radiator, door to lean to 2.

Lean to 2
11'4 x 9'7
Wall mounted electric heater.

Lounge/diner
20'3 x 12'9
The cottage has a very generous size lounge with plenty of space for a dining table and chairs. Wood effect laminate flooring, tv point, radiator, fireplace (would require professional advice before use).

Double glazed window front, two windows to the side one of which is a unique port hole style, stairs to the first floor.

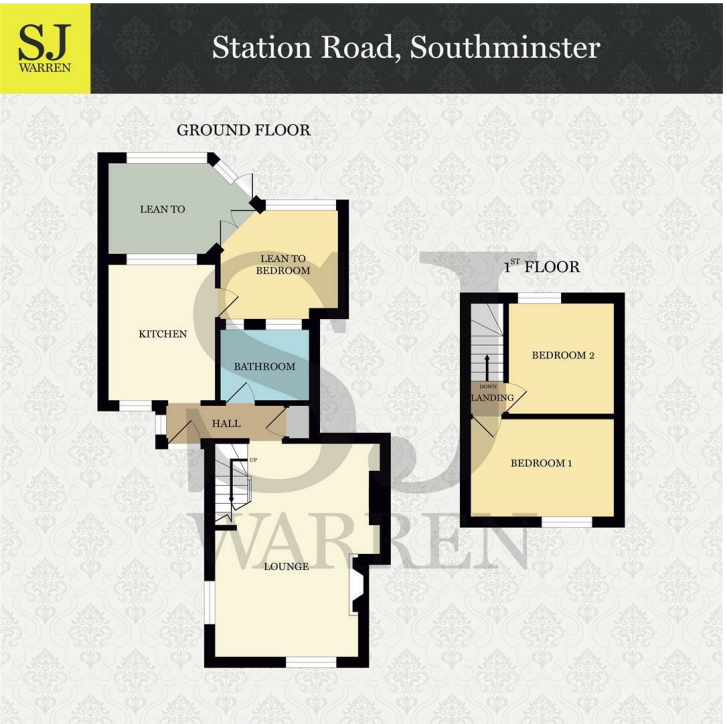
Bathroom
Panelled bath with above fitted shower, hand wash basin and w/c with vanity surround and cupboards below. Down lighting, chrome heated towel rail and dual double glazed windows to the rear.

Landing

Bedroom one
11'7 x 10'6
Both bedrooms are good sizes and this room has a built in cupboard/wardrobe, radiator, down lighting and a double glazed window to the front.

Bedroom two
9'1 x 9'1
Another double room, laminate wood effect flooring, loft access, radiator and a double glazed window to the side.

Rear garden
The rear garden is an excellent size and commences with a patio area, some raised planted borders, an ornamental pond, close board fenced boundaries and a large summer house/shed.



Consumer Protection from Unfair Trading Regulations 2008.

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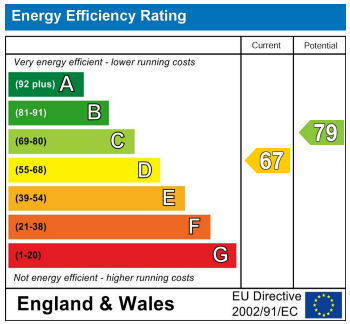

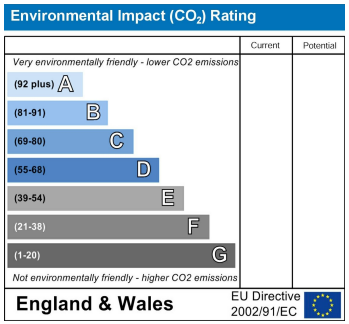

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