



Pantile Hill, Southminster CM0 7BA
£169,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

PRIVATE GARDEN

Located ideally for the high street shops, restaurants, doctors surgery and railway station linked to London Liverpool Street Station.

This excellent size two bedroom maisonette comes with ITS OWN SUPERB SOUTH FACING REAR GARDEN 54 FT X 30 FT MAX. This is a huge bonus to this property and most unusual, in addition the maisonette has a good size open plan lounge and kitchen and a bathroom with a double walk-in shower. The property also has its own numbered parking and is offered with NO ONWARD CHAIN. PLEASE NOTE NOT ONLY IS THIS A GREAT FIRST TIME PURCHASE BUT THIS WOULD ALSO MAKE A GREAT ADDITION TO YOUR RENTAL PORTFOLIO.

Entrance door and stairs to 1st floor

Entrance door and hallway

Oak panelled entrance door to the hallway which is a good size, built in storage cupboard which also has the plumbing for a washing machine.

Open plan lounge and kitchen

The lounge is open plan to the kitchen which works really well and offers modern style living. The room has a quality fitted wood effect laminate floor, built in cupboard, television point and radiator.

The kitchen is fitted with a range of modern sage coloured high gloss eye level units with back tiling, matching base units and drawers with work surface over. Inset stainless steel oven, inset electric hob with above stainless steel extractor, stainless sink and an integrated fridge, double glazed window to the rear and fitted blind.

Bedroom one

An excellent size double bedroom with to one wall built in, hanging rails, drawers and shelving also with adapted to add a swinging fold away arm for a television. Double built in wardrobe/cupboard, radiator and a double glazed window with fitted blind to the front

Bedroom two

Double glazed window to the front with fitted blind and radiator.

Bathroom

Comprising of a double walk-in shower cubicle with rain and hand held showers, close coupled w/c,

pedestal hand wash basin. Expel air, chrome heated towel rail and a double glazed window to the rear.

VERY LARGE South facing rear garden

54 ft x 30 ft max

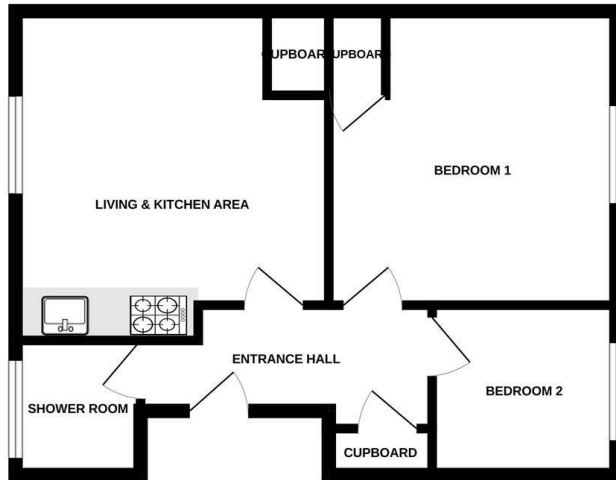
A superb size south facing rear garden backing the allotments which is a huge bonus to this property. Mainly laid to lawn with to one side raised sleeper planted beds and close board fenced boundaries. There is a large raised sun deck entertaining area, a fantastic sun trap in the summer to enjoy, space for a garden shed and bags of space for kids, adults or keen gardeners to design as you wish.

Numbered parking

The parking is to the front of the property and is personally numbered to the maisonette.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other details 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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Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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