



Southfields, Southminster CM0 7FY
£320,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the very picturesque village of Tillingham with is lovely village green, church and two public houses, a local village shop and doctors surgery and primary school. The semi rural location offers wonderful rural and countryside to enjoy and for your other shopping needs or a railway station, Southminster is only 4 miles away.

This extremely well built and presented two bedroom semi detached house offers very spacious accommodation with high quality fittings, including a generous hallway, cloakroom/w/c, a lovely kitchen/breakfast room and a large lounge backing the West facing rear garden. The first floor offers to very good size double bedrooms with a top quality fitted en-suite to the main bedroom and an equally quality fitted bathroom.

Externally there is an established West facing rear garden to enjoy those hot summer days and to the front a garden to lawn leading to the properties own driveway for two cars.

Storm porch.

Storm entrance porch to the main entrance door.

Hallway

Entrance door to the hallway which has quality Amtico grey wood effect flooring which also runs into the lounge. As with the house throughout, it is lovely bright and airy and the generous room sizes really make a difference. Stairs to the first floor landing and radiator.

Cloakroom/w/c

Tiled flooring, hand wash basin, close coupled w/c, double glazed sash style window to the front and radiator.

Kitchen/breakfast room

12'4 x 9'8

A lovely size room and having the benefit of facing open farmland. Fitted with a range of Hague blue eye level units, matching base units and drawers with complimentary work surfaces over. Integrated fridge, freezer, inset ceramic sink and drainer, integrated dish washer and washing machine/dryer, inset electric hob with above extractor and stainless steel fitted oven. Down lighting, radiator and space for your breakfast table and chairs, double glazed window to the front.

Lounge

18'3 x 13'8

This is a super size room again lovely bright and airy and even more so with the double glazed French doors that open on to the sunny aspect west facing garden. Television point, radiator and a large under stair storage cupboard.

Landing

Loft access, airing cupboard with water tank and radiator.

Bedroom one en-suite.

12'8 x 10'7

Both the bedrooms are really excellent size rooms and this has quality fitted wardrobes to one wall, television point and a double glazed window to the rear.

En-suite fitted to a high standard with a walk in shower cubicle, part tiled walls, pedestal hand wash basin, w/c with built in cistern, white heated towel rail and a double glazed window to the side.

Bedroom two

12'4 x 10'6

Once again a really excellent size room with quality fitted double wardrobes to one wall. Double glazed window to the front with views across open farm land and radiator.

Bathroom

Fitted to a high standard with a panelled bath with above fitted shower and screen, hand wash basin, close coupled w/c and part tiled walls. White heated towel rail, shaver point and a double glazed window to the front.

West facing rear garden

If you like those hot summer days than this West face garden is just the job. Commencing with a generous patio/entertaining area and further seating area. The garden has been neatly laid to Astro turf and has close board fenced boundaries and a garden shed, cold water tap and a side gate to the drive.

Driveway

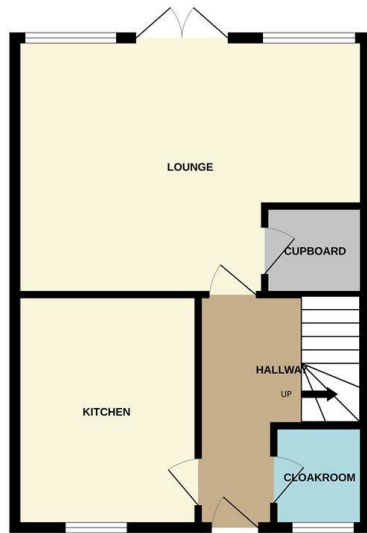
The drive has parking for two cars and a further area neatly laid to shingle and kerbed, this could be adapted to offer further parking if required.

Frontage

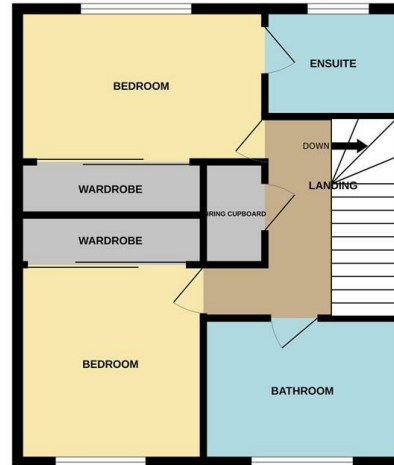
The frontage is split by a center path to the front door with shingle kerbed borders to either side.



GROUND FLOOR



1ST FLOOR



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		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	

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 operation or efficiency can be given. Made with Metropix ©2024.

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