



Cherry Orchard, Southminster CM0 7HE
£315,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located conveniently for the high street, shops, restaurants, railway station and general amenities. This two bedroom detached bungalow is offered with NO ONWARD CHAIN and offers a lounge, kitchen, conservatory, two good size bedrooms and a shower wet room.

Externally there is a good size West facing rear garden which extends to one side, offering potential (stp) to extend. To the front a shared entrance to the properties own drive for multiple vehicles and garage. PLEASE NOTE the front garden again offers potential (stp) to extend or extend the parking with a turning circle.

Entrance hallway.

Double glazed entrance door to the hallway, airing cupboard with lagged water tank and shoving and loft access.

Kitchen

9'1 x 8'5

The kitchen has a range of white fronted eye level units with back tiling, matching base units and drawers with roll top work surfaces over. Plumbing for washing machine, space for fridge, electric oven to remain and gas point, inset stainless steel sink. Wall mounted boiler for hot water and heating (not tested) double glazed window to the front, double glazed door to the side.

Lounge

16'11 x 10'4

A good size lounge with wooden feature fireplace surround, wood effect laminate flooring, radiator and television point. Double glazed patio doors to the conservatory.

Bedroom one

11'1 x 10'5

A double room with a double glazed window to the rear and radiator.

Bedroom two

9'2 x 8'5

Wood effect laminate flooring, double glazed window to the front and radiator.

Wetroom

Walk in in wet room shower, hand wash basin with double vanity cupboard below, close coupled w/c, radiator and a double glazed window to the front.

West facing rear garden.

The property has a good size West facing garden to enjoy the summer sun, commencing with a patio and leading onto the main garden. The garden is majority laid to lawn with some surrounding borders and close board fenced boundaries. The garden extends to one side to approximately 32 ft x 12 ft minimising to 10 ft and this could potentially (stp) offer room to extend, the opposite side has a path and gate to the front and a rear courtesy door and window to the garage.

Shared approach to own drive and garage

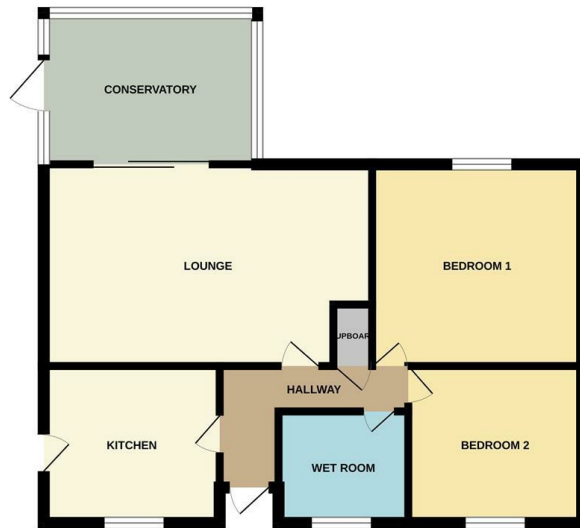
The property has a shared entrance to its own drive which will accommodate multiple vehicles, to a garage with up and over door power and light.

Front garden

The front garden is laid to lawn with some planting, PLEASE NOTE this potentially (stp) could offer space to extend or offer you the space to add additional parking/turning circle.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as such by any prospective purchaser. The agent, its agents and agents shall have no liability in respect of the plan or any other information or efficiency can be given. Made with Metreplan 2004

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
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