



Queenborough Road, Southminster CM0 7AB  
£250,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)





## The accommodation comprises

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### NO ONWARD CHAIN

Located close to the high street shops, restaurants and railway station is this well presented two bedroom terraced house. The home boasts a good size kitchen, large lounge/diner leading onto a conservatory with parking to the rear.

#### **Entrance & Hallway**

Panelled entrance door leading into the hallway.

#### **Kitchen**

7'9 x 7'9

Fitted with a range of modern base and wall level units with a double glazed window to the front, electric hob and extractor above, tiled floor and splash back.

#### **Lounge/diner**

17'10 x 11'9

Double glazed patio doors to the rear which provide access into the conservatory, stairs leading up to the first floor, laminate style flooring and understairs recess.

#### **Conservatory**

11'4 x 5'7

French style doors with double glazed insets, windows to the side, tiled floor and radiator with access to the garden.

#### **Landing**

Loft hatch

#### **Bedroom one**

11'9 x 9'8

Double glazed window to the rear and radiator.

#### **Bedroom two**

11'9 x 9'1

Double glazed window to the front and radiator.

#### **Bathroom**

Three piece white suite comprising of a panel bath with mixer tap and shower over, W/C and pedestal wash hand basin, tiled walls tiled floor and radiator.

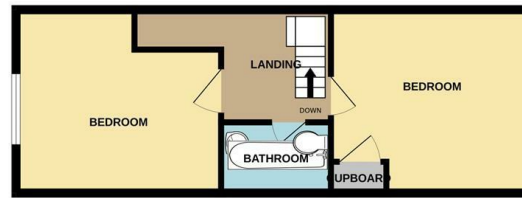
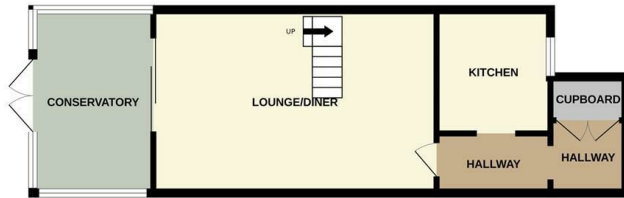
#### **Garden**

Low maintenance style garden.



GROUND FLOOR

1ST FLOOR



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 operability or efficiency can be given.  
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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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