



Queen Street, Southminster CM0 7BB  
£379,995

To view this property call  
01621 734300

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



## The accommodation comprises

---

PLEASE NOTE INTERNAL PHOTOGRAPHY TO FOLLOW. Located conveniently for the high street shops, restaurants, doctors surgery and railway station linked to London Liverpool Street Station. Offered with NO ONWARD CHAIN this spacious Three bedroom detached house offers a great opportunity for its new owners, to configure and modernise to their own tastes. The ground floor offers a cloakroom/w/c, large lounge, separate dining room, kitchen open to a very spacious conservatory. The first floor offers three double bedrooms and a family bathroom. Externally the property has a good size low maintenance rear garden and to the front an in and out driveway for multiple vehicles, to its own garage.

### Storm porch

Good size storm porch to entrance door.

### Entrance hallway

Double glazed entrance door to the hallway which has wood effect laminate flooring, radiator and stairs to the first floor landing.

### Cloakroom/w/c

Tiled walls and flooring, close coupled w/c, wall mounted hand wash basin, radiator and a double glazed window to the side.

### Lounge

24'8 x 11'7

An excellent size room with a brick fireplace with a coal gas flame effect fire, tv point and two radiators. Double glazed double doors to the conservatory, double glazed window to the front and door to the dining room.

### Dining room

17' x 7'3

This again is a n excellent size, plenty of room for a good size family table and chairs, radiator, loft access and a double glazed window to the front.

### Kitchen

A range of limed oak eye level units with back tiling, matching base units, drawers and complimentary work surfaces over. Integrated dish washer, plumbing for washing machine, inset electric hob with above extractor and oven below, inset sink. Understairs cupboard, door to the garage and arch open to the conservatory.

### Conservatory

Double glazed with tiled flooring and radiator.

### Landing

The landing is a good size with a double glazed window to the side, linen cupboard with boiler for hot water and heating(not tested).

### Bedroom one

11'6 x 10'

Built in wardrobes to one wall, double glazed window to the front and radiator.

### Bedroom two

11'5 x 9"

Double built in wardrobes to one wall, wood effect laminate flooring, radiator and a double glazed window to the rear.

### Bedroom three

9'2 x 8'3

Double glazed window to the front, wood effect laminate flooring and radiator.

### Bathroom

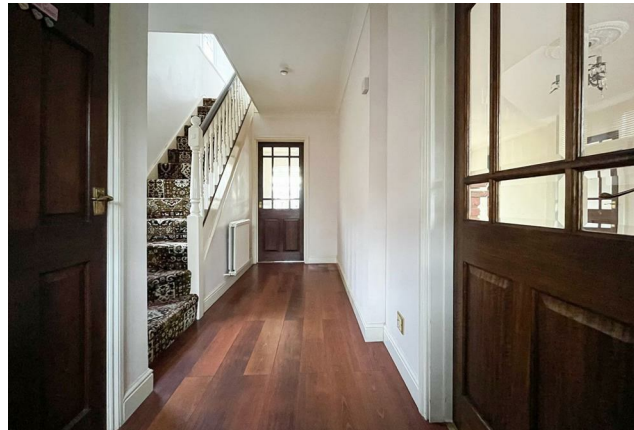
Walk in shower cubicle, panelled bath, close coupled w/c and a hand wash basin with vanity surround and cupboards below. Tiled walls and flooring, chrome heated towel rail and a double glazed window to the rear.

### Rear garden

The garden is a good size and has been designed for low maintenance, laid to patio with part gravel pathways and a center water feature. Side gate giving access to the front.

### In and out driveway and garage.

The property benefits from a good size in and out driveway for multiple vehicles, leading to a garage. The garage has an electric roller door, power and light and the remaining frontage has a half moon planted border.



#### 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Queen Street, Southminster CM0 7BB  
£379,995

To view this property call  
01621 734300

**S J WARREN**  
www.sjwarren.co.uk



