



Sheepcotes Lane, Southminster CM0 7AF  
£325,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Located in a popular road that leads out into some scenic rural land and country walks, whilst still offering easy access to the main village.

Southminster has its own railway station linked to London Liverpool Street, doctors surgery, primary school, swimming pool and a good array of shops and eateries.

This three bedroom semi detached house is offered with NO ONWARD CHAIN.

Offering on the ground floor an open entrance porch to the hallway, a generous lounge and dining area, kitchen and conservatory.

The first floor has three good size bedrooms and a family bathroom and externally a really nice unoverlooked rear garden.

Access to the rear via a path to the garage and vehicle access from Queenborough road.

### Entrance porch and hallway

Double glazed entrance door and side screen windows to an open porch to the hallway. The hallway has stairs to the first floor landing with recess below and radiator.

### Lounge and dining area

24'2 x 11'10

This is a generous size room with the lounge having a wooden fireplace and surround with electric flame effect fire, tv point and a double glazed window to the front.

The dining area has plenty of space for a good size family table and chairs, radiator and a serving hatch to the kitchen and double doors to the conservatory.

### Conservatory

9'4 x 8'

Double glazed.

### Kitchen

9'8 x 8'

The kitchen has a range of white eye and base units with matching drawers and work surfaces over. One and a half white sink, inset electric hob with built in oven below, space for fridge/freezer. Serving hatch to the dining area and a double glazed window and door to the rear.

### Landing

Loft access, double glazed window to the side.

### Bedroom one

13' x 9'11

A nice size double room with a built in cupboard also housing a lagged water tank, radiator and a double glazed window to the front.

### Bedroom two

11'3 x 10'1

Another good size double room with space for fitted or free standing furniture, radiator and a double glazed window to the rear.

### Bedroom three

8'6 x 7'7

Double glazed window to the front and radiator.

### Bathroom

Panelled bath with taps and shower attachment/screen, hand wash basin with double vanity cupboards below, low level w/c. Double glazed window to the rear and radiator.

### Rear garden

The property has a very nice unoverlooked rear garden which commences with a patio area and side gate to the front. The boundaries are close board fenced and part hedged with the main area neatly laid to lawn. The are well stocked surrounding borders, two garden sheds and a gate to the rear, giving pedestrian access to the garage block.

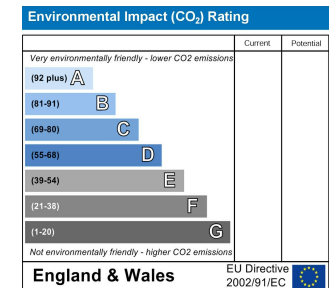
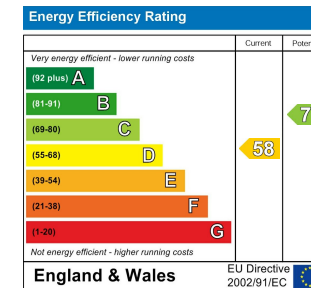
### Front garden and driveway.

The frontage has a good size well stocked and planted border with its own driveway to the side.



**Consumer Protection from Unfair Trading Regulations 2008.**

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