



Mill End, Southminster CM0 7HH  
£299,500

To view this property call  
01621 734300

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



## The accommodation comprises

---

Located in a gorgeous semi rural quiet lane on the fringes of Bradwell On Sea. The nearby village has a picturesque church, community run village shop, a public house with restaurant, primary school and a marina with bar/restaurant and some wonderful coastal walks.

Old Mill Cottage has history dating back to 1787 and offers many of its original preserved features. This charming two bedroom semi detached cottage has enormous potential to improve to suit your own requirements. PLEASE NOTE we have included in our details computer generated images of two extensions that potentially (stp) could suit, from drawings supplied by the current vendor.

The cottage offers on the ground floor a spacious entrance/hallway with doors to a cloakroom/w/c and a large utility room. There is a cosy lounge with open fireplace and a kitchen to the rear overlooking the orchard. The first floor has two bedrooms and a bathroom. Externally the property has a small but adequate rear patio area to enjoy and an excellent main garden to the side 65ft x 67 ft max, in addition the property has its own parking for multiple vehicles, space for a boat or caravan 47 ft x 21'7 ft. OFFERED WITH NO ONWARD CHAIN.

AGENT NOTE. The orchard to the rear is available to purchase under separate negotiation, please contact the agent.

### Entrance porch/hallway

4.1 x 8.7

Wooden entrance door to a spacious porch/hallway, wood effect laminate flooring, radiator and a sealed unit double glazed sash window to the front. Doors to the cloakroom/w/c and utility room.

### Cloakroom/w/c

The wood effect laminate flooring continues into here and the utility room. Pedestal hand wash basin with above shaver point and light, electric heated towel rail and window to the side.

### Utility room

84 x 65

This is a very good size and could easily be adapted

to a room of your choice. Floor mounted oil boiler newly commissioned in April 2024 or the hot water and heating ( not tested ) and a range of white eye level cupboards. Pulley drying rail, plumbing for washing machine and a window to the side.

### Lounge

12.9 x 12.1

A cosy room with an original open fireplace with tiled surround and hearth, and double cupboard to one side radiator, exposed wooden floorboards. Exposed ceiling beams, sash window to the front and a sliding door to the kitchen.

### Kitchen

8.2 x 7.8

Wood effect vinyl flooring and a range of beech effect eye level units, matching base units with work surfaces over. Recess with space for an electric oven, space for fridge/freezer, stainless steel sink and a good size understairs storage cupboard. Exposed ceiling beams, two windows and a stable door to the rear, stairs to the first floor.

### Landing

Loft access and a window to the side.

### Bedroom

11.3 x 9.1

Light window to the landing, sash window to the front, eaves storage space and radiator.

### Bedroom

8.1 x 6.2

Window to the rear overlooking the orchard and radiator.

### Bathroom

Hip shower bath with above fitted shower and screen, close coupled w/c, pedestal hand wash basin with above shaver point and light. Window to the rear and radiator.

### Rear

The rear of the property has a neat patio which overlooks the orchard, side path with oil tank, water tap and gate to the side garden and front.

### Front garden

The front garden has a box hedge boundary and a small neatly laid lawn, steps up to the main garden.

### Main garden to the side.

65 ft x 67 ft max

The garden is an excellent size mainly to lawn with part close board fenced boundaries and mature hedging and trees. There is a path following the boundary to a large block brick double sided storage outbuilding which continues back to the rear of the cottage.

### Parking

47 ft x in excess of 21 ft

The parking has plenty of parking for a multitude of vehicle, space for boat/caravan and a large and very useful timber shed.



#### 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Mill End, Southminster CM0 7HH  
£299,500

To view this property call  
01621 734300

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



