



North Street, Southminster CM0 7DG
£325,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located very conveniently for the shops, restaurants, doctors surgery, primary school and the railway station linked to London Liverpool Street Station.

This gorgeous semi detached three bedroom property is extremely well presented and cared for, solidly built and circa 1890.

Offering much of its original charm and character and having been sympathetically and tastefully updated by the present owners.

The ground floor offers an entrance porch to the hallway, a cosy lounge with the expected high ceilings for a property of this era, a large dining room open plan snug, cloakroom/c and a tastefully refitted kitchen.

The first floor offers three generous size bedrooms and a high specification fitted bathroom.

Externally the property has a superb rear garden in excess of 115 ft, great if you love gardening and your outside space.

PLEASE NOTE to the front and subject to consents required for a dropped kerb, there is space to add parking.

Entrance porch and hallway

Double doors to the porch and a double glazed door to the hallway. Stairs to the first floor with under stairs storage cupboards and radiator.

Lounge

15'1 x 11'3

The property has been kept in very nice order throughout and most of the rooms share original character features. There is a white fireplace surround currently with a capped gas pipe so professional advice will be required to reinstate. Double glazed bay window to the front, television point, radiator and wood effect flooring.

Excellent open plan dining room and snug

16'6 x 13'2

Plenty of space here for a good size table and chairs, wood effect flooring and in the snug an open fireplace with cast iron wood burner and a hardwood mantle. Double glazed window to the rear, radiator and door to the cloakroom/w/c.

Kitchen

15'4 x 8'4

Tiled flooring and a range of modern fitted white eye level units with back tiling, matching base units and drawers with solid wooden work surfaces over. Inset white enamel butler style sink, space for a gas/electric oven, space for fridge/freezer, plumbing for dish washer and washing machine. Loft access, double glazed window to the rear and a double glazed door to the side.

Cloakroom/w/c

Tiled flooring, hand wash basin, close coupled w/c and expel air.

Landing

Loft access and a double glazed window to the side.

Bedroom one

13'1 x 11'8

A good size double room with an original cast iron fireplace and recesses ether side for wardrobes. Double glazed window to the front and radiator.

Bedroom two

13'2 x 9'2

Another good size double room with original cast iron fireplace, fitted railed hanging space ether side with above bridging cupboards. Double glazed window to the rear, tv point and radiator.

Bedroom three

8'8 x 5'8

Double glazed window to the front and radiator.

Bathroom

The bathroom has been fitted to a high specification with a free standing ball and claw bath with center taps and shower, walk in shower cubicle with hand held and rain showers. Hand wash basin with vanity cupboards below and a close coupled w/c, double glazed window to the rear and radiator.

Rear garden

superb 115 ft garden

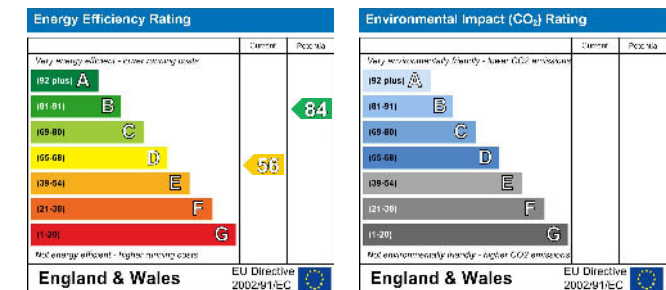
This is an excellent size garden and if you love your gardening and outside space, then this will tick all the boxes. Stepping stone path to a picket fence and gate to the main lawn, with established shrubs, plants, flowers and some trees. Green house and composting patch, close board fenced boundaries.

There are three storage sheds, water tap and outside power sockets, side gate and path to the front with some planting and fenced boundary. The frontage is fenced with a gate and hedge, part laid to patio slabs and extending to one side. PLEASE NOTE subject to consents required for a dropped kerb parking could be added.



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.



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