



St. Lawrence Drive, Southminster CM0 7NL
Offers over £370,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located in the river fronted village of St Lawrence Bay which is well known for its water sports, sailing and coastal walks.

The village has a shop for your daily essentials, village hall and two public houses, one of which has a popular in house Indian Restaurant.

This three/four bedroom detached family home is offered with NO ONWARD CHAIN and WILL SUIT someone who is looking, to MODERNISE THROUGHOUT and put their personal touches to a property.

The accommodation on the ground floor offers a cloakroom/w/c, lounge, kitchen/diner and a fourth bedroom with en-suite.

The first floor has a further three bedrooms, two of which again have en-suites.

Externally there is a good size front garden and long driveway from front to the rear of the property, offering space for a multitude of vehicles.

To the rear there is a manageable size garden laid to lawn.

PLEASE CAN WE STRESS THE PROPERTY DOES REQUIRE MODERNISING/UPDATING THROUGHOUT. BEFORE VIEWING IF YOU WOULD LIKE AN IDEA OF WHAT IS REQUIRED PLEASE SPEAK TO THE AGENT.

Entrance hallway

Wooden entrance door to the hallway that has wood effect laminate flooring, cloaks cupboard and stairs to the first floor.

Cloakroom/w/c

Low level w/c, hand wash basin, down lighting and radiator. PLEASE NOTE WE ARE UNABLE TO CONFIRM WHETHER THE OIL BOILER IS FUNCTIONAL.

Lounge

22 ft x 11'7

Wood effect laminate flooring, down lighting, white fireplace surround currently capped and two radiators. Window to the side and French doors with side screen windows to the front.

Kitchen/diner

17'3 x 8'7

The kitchen has a range of white eye and base units which will require replacement, with drawers and complimentary work surfaces over. Inset electric hob with above extractor and oven below, integrated dish wash and fridge/freezer (not tested) and a one and a half stainless steel sink. Windows to the front and side and two radiators.

Ground floor bedroom en-suite

14'7 x 10'4

Wood effect laminate flooring, window to the side, down lighting and door to the en-suite.

En-suite walk in shower cubicle, close coupled w/c, butler style sink, plumbing for washing machine, tiled floor, part tiled walls and a panelled radiator.

Landing

Double linen cupboard with lagged water tank, radiator and window to the front.

Bedroom en-suite

15'3 x 11'4

Wood effect flooring, two eaves storage cupboards, two radiators and windows to the front and side, door to the en-suite.

En-suite panelled bath, walk in shower cubicle, pedestal hand wash basin, close coupled w/c, down lighting, expel air and a panelled radiator.

Bedroom en-suite

14'3 x 10'8

Windows to the the front and side, down lighting and radiator and door to the en-suite.

En-suite Walk in shower cubicle, hand wash basin, close coupled w/c, tiled walls and flooring. Down lighting, panelled radiator and a window to the side.

Bedroom

13'8 x 10'9

Windows to the front and side, radiator and door to the en-suite.

En-suite walk in shower cubicle, close coupled w/c, hand wash basin, part tiled walls and tiled flooring.

Rear garden

The rear garden is of a manageable size and laid to lawn, with majority close boarded fencing.

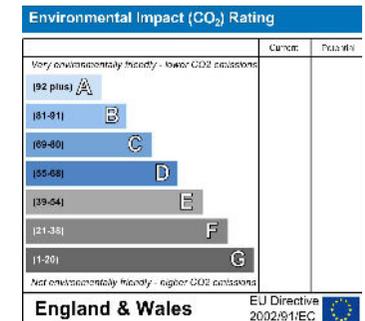
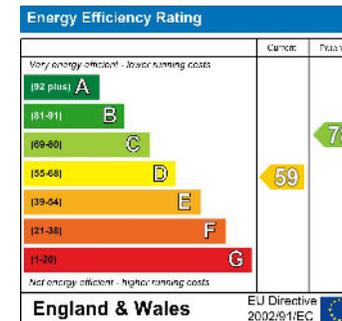
Front garden and driveway.

The frontage has a brick boundary wall leading to a large laid to lawn frontage. To the side the driveway runs from the front to the rear of the property, offering space for a multitude of vehicles, boat or caravan.



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.



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.



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