



New Moor Crescent, Southminster CM0 7DJ  
Offers in the region of £350,000

To view this property call  
01621 734300



**SJ WARREN**  
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## The accommodation comprises

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Situated in the village of Southminster which offers a selection of shops, restaurants, primary school, doctors surgery, community run swimming pool and a rail link to London Liverpool Street Station.

### OFFERED WITH NO ONWARD CHAIN.

This three bedroom semi detached house offers deceptively spacious accommodation. The ground floor offers a 13'1 x 5'7 hallway with cloaks storage space, cloakroom/w/c, kitchen, lounge and dining room.

The first floor has three generous bedrooms, bathroom and a separate w/c.

Externally if you enjoy your gardening, and the summer sun, then this established south facing garden will hit the spot.

To the front the property has its own drive for multiple vehicles to a garage with up and over door, power and light and includes a Burglar alarm with CCTV System.

### Entrance hallway.

The hallway is a good size with plenty of storage having a double fitted cloaks cupboard, stairs to the first floor and radiator with cover.

### Cloakroom/w/c

Part tiled walls, close coupled w/c, hand wash basin, expel air, radiator and a double glazed window to the side.

### Lounge

14'2 x 11'4

The lounge has an arch to the dining room and it is down to personal preference which way you configure these rooms. Double glazed Bi-Fold doors to the rear, radiator and television point.

### Dining room

13'8 x 8'9

Plenty of space for a good size table and chairs, radiator and a double glazed window to the front.

### Kitchen

13'8 x 8'4

A range of white eye, base and matching drawers with work surfaces over. Inset stainless steel one and a half sink, inset stainless steel hob with above extractor and a built in stainless steel oven. Space for fridge/freezer, plumbing for washing machine and dish washer, radiator and a double glazed door to the side and double glazed window to the rear.

### Half landing

Built in single storage cupboard and a double glazed window to the side.

### Main landing

Access to fully boarded loft, insulated and carpeted with light. Linen cupboard and a double glazed window to the side.

### Bedroom one

12'6 x 11'4 max

An excellent size double room with sliding mirror fronted fitted wardrobes to one wall, radiator and a double glazed window to the rear.

### Bedroom two

12'8 x 8'4

Once again a good size double room with a double glazed window to the front and a column style radiator.

### Bedroom three

9'6 x 6'9

Built in cupboard/wardrobe, radiator and a double glazed window to the front.

### Bathroom

Walk in double shower cubicle with built in cupboard to the side, inset hand wash basin with double cupboards below. Part tiled walls, radiator and a double glazed window to the rear.



#### 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		81
[69-80] C	69	
[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		



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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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