



Ely Close, Southminster, Essex CM0 7AQ
Price £325,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Occupying an impressively sized plot with substantial front and rear gardens and offering ample potential to extend (stpp) is this semi-detached family home. The property sits in a favoured location along a no through turning and is positioned within walking distance of Southminster's High Street and railway station. The property does require some modernisation but offers the aforementioned potential to extend as well as already generously sized living space including an entrance hall leading to a living room, kitchen/diner and conservatory across the rear. The first floor then offers a spacious landing leading to three light and airy bedrooms in addition to a generously sized shower room. Externally, the property enjoys a substantial rear garden measuring approx. 65' while an equally impressive frontage offers a further garden as well as off road parking for multiple vehicles and access to a garage to the side. While modernisation is require throughout the property, it does have the benefit of replacement double glazed windows as well as gas fired central heating (the Vendor informs us the boiler is 2 years old). Viewing is strongly advised to avoid missing out. Energy Rating D.

FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, staircase down to Ground Floor, doors to:

BEDROOM 1:

12'5 x 10'10 (3.78m x 3.30m)

Double glazed window to front, radiator.

BEDROOM 2:

10'10 x 9'11 (3.30m x 3.02m)

Double glazed window to rear, radiator.

BEDROOM 3:

9'3 x 8' (2.82m x 2.44m)

Double glazed window to front, radiator, built in wardrobe.

SHOWER ROOM:

7'11 x 6'7 (2.41m x 2.01m)

Obscure double glazed window to side, chrome heated towel rail, three piece white suite comprising fully tiled shower cubicle with glass door and screen, pedestal wash hand basin and close coupled WC, wall mounted cabinet, airing cupboard housing hot water cylinder, part tiled walls, tiled floor.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure double glazed entrance door with matching windows either side, radiator, staircase to First Floor, door to:

LIVING ROOM:

16'5 >12'11 x 12' (5.00m >3.94m x 3.66m)

Double glazed window to front, radiator, tiled fireplace, small built in under stairs storage cupboard.

KITCHEN/DINER:

19'3 x 9'11 (5.87m x 3.02m)

Glazed entrance door and two windows to rear, double glazed windows to side, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over and oven below, space for fridge/freezer, storage cupboard housing boiler, part tiled walls.

CONSERVATORY:

19' x 8' (5.79m x 2.44m)

Twin double glazed sliding patio doors opening onto rear garden, space and plumbing for washing machine.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with beds to borders, personal door into rear of:

GARAGE:

Up and over door to front, personal door to side, accessed via:

FRONTAGE:

A generous frontage partly laid to lawn, long driveway providing off road parking for several vehicles and with access to the garage.

TENURE & COUNCIL TAX:

This property is being sold freehold and is Tax Band C.

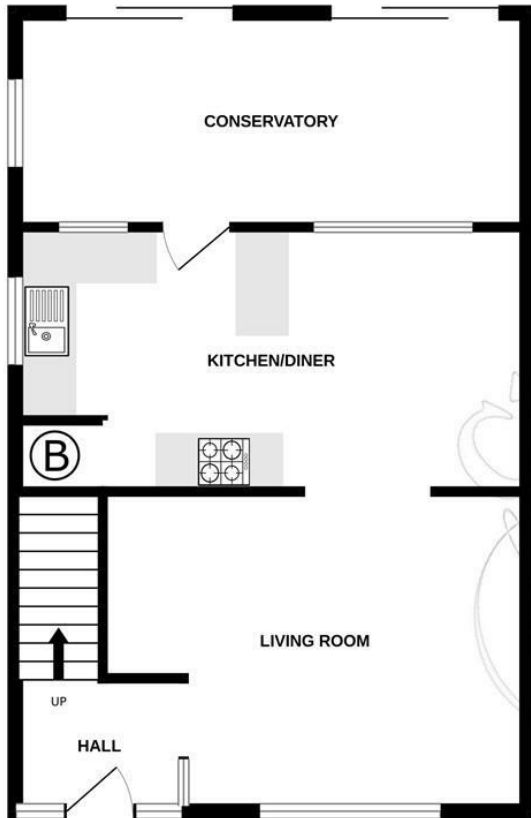
VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

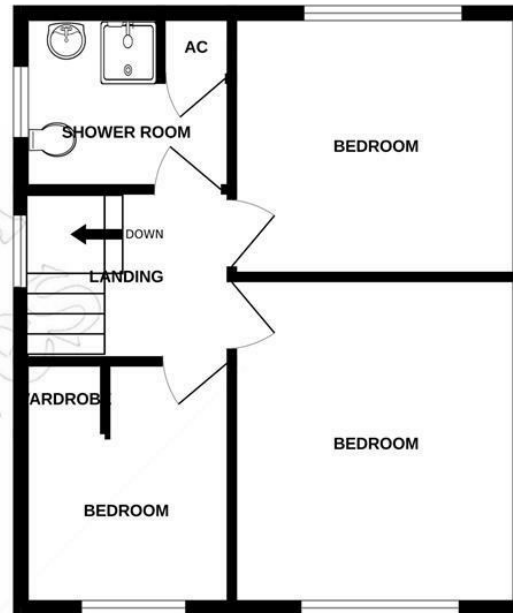
AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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