



Hillside Road, Southminster , Essex CM0 7AL  
Guide price £300,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

\*\*\*GUIDE PRICE £300,000 TO £310,000\*\*\* Offered for sale with NO ONWARD CHAIN is this semi-detached family home offering deceptively spacious living accommodation throughout and wonderful views over farmland to the rear. The property does require some modernisation & improvement throughout but offers wonderful potential with living accommodation commencing on the ground floor with an entrance porch opening to hallway which in turn leads to a bay fronted living room, kitchen/diner and conservatory across the rear. The first floor then offers a landing area leading to three well proportioned bedrooms and a shower room. Externally, the property enjoys a well presented and generously sized rear garden with storage sheds and greenhouse to remain while the frontage offers extensive off road parking and access to a single garage. Viewing this property comes strongly advised due to an anticipated high demand. Energy Rating TBC.



## FIRST FLOOR:

### LANDING:

Access to loft space, double glazed window to side, staircase down to ground floor.

### BEDROOM 1: 12'9 x 10'1 (3.89m x 3.07m )

Double glazed window to front, radiator, airing cupboard housing hot water cylinder.

### BEDROOM 2: 10'1 x 10'1 > 9' (3.07m x 3.07m > 2.74m)

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

### BEDROOM 3: 9'3 > 7'6 x 7'6 (2.82m > 2.29m x 2.29m )

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

### SHOWER ROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled curved corner shower with sliding glass doors, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled walls and floor, extractor fan.

## GROUND FLOOR:

### ENTRANCE PORCH:

Double glazed entrance door and windows to front, tiled floor, door to:

### HALLWAY:

Radiator, staircase to first floor with recess below, wood effect floor, doors to:

### LIVING ROOM: 16'11 x 11'11 (5.16m x 3.63m )

Double glazed window to front, fireplace with display mantle.

### KITCHEN/DINING ROOM: 17'11 > 14'11 x 9'7 (5.46m > 4.55m x 2.92m )

Two secondary glazed windows to rear, part glazed door to conservatory, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, cooker to remain with extractor over, space and plumbing for fridge/freezer, washing machine and dishwasher, part tiled walls, wood effect floor.

### CONSERVATORY: 16' x 6'9 (4.88m x 2.06m )

Double glazed French style doors opening onto rear garden, double glazed windows to side and rear.

## EXTERIOR:

### REAR GARDEN:

Mainly laid to lawn with shed/outbuildings and greenhouse to remain.

### FRONTAGE:

Lawned area to front and driveway providing off road parking for several vehicles leading to a garage.

### TENURE & COUNCIL TAX BAND:

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

### 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.

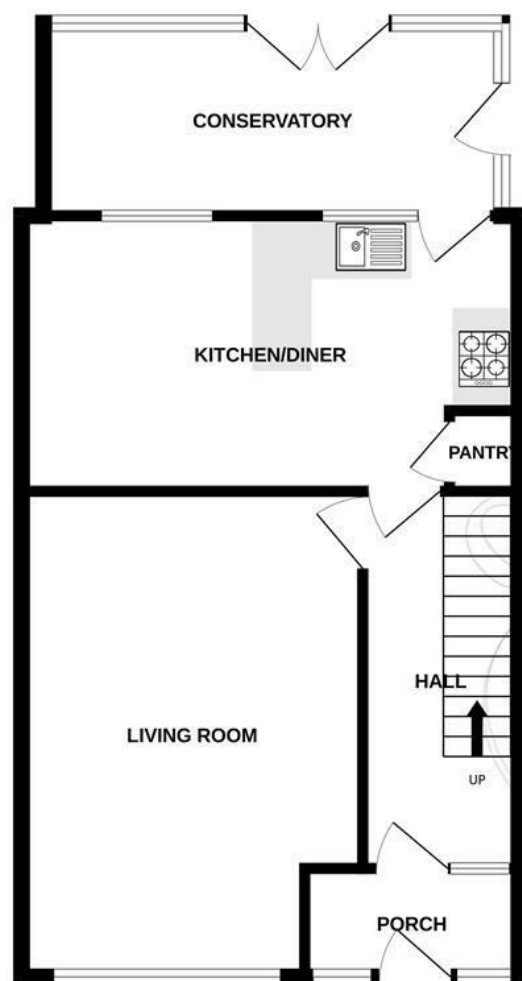
### SOUTHMINSTER:

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.

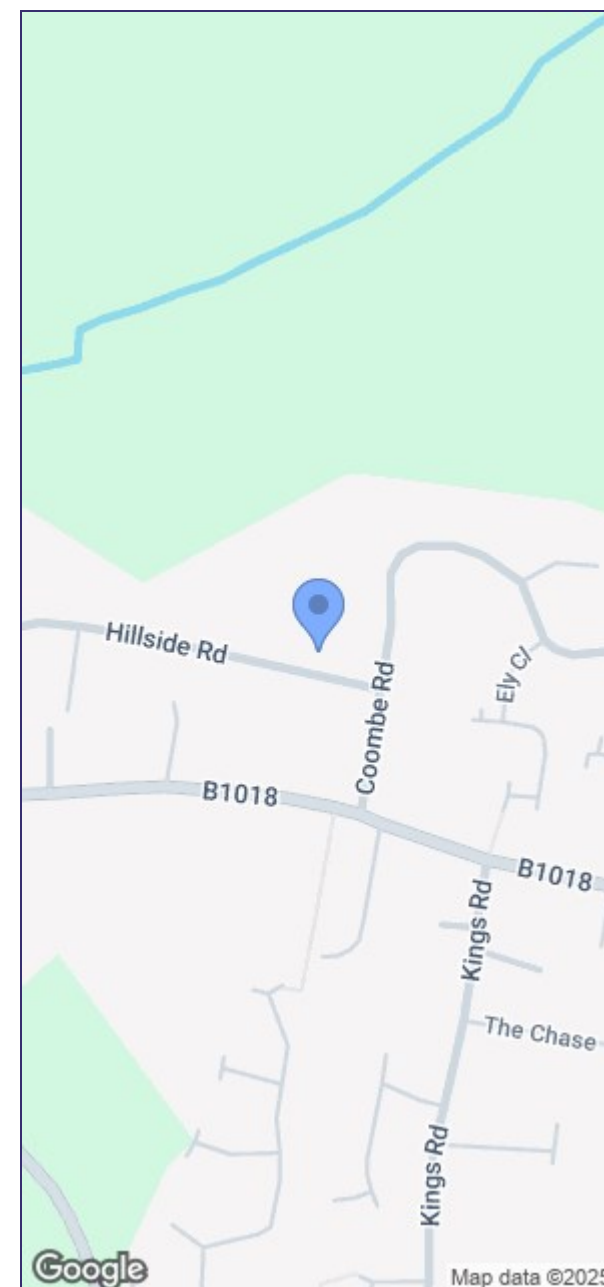
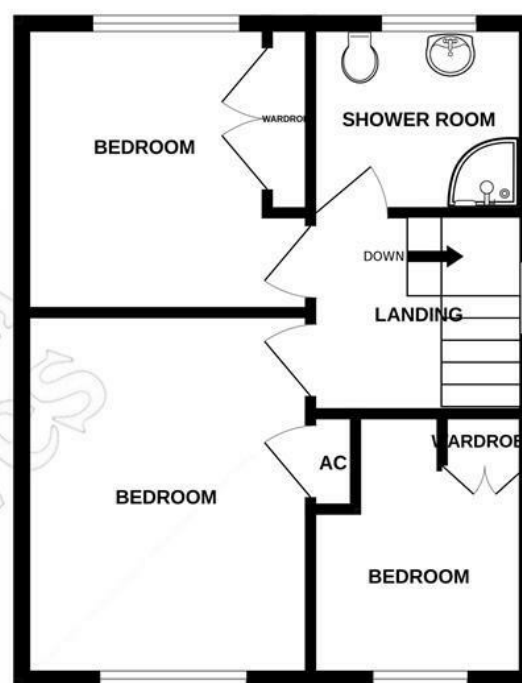




GROUND FLOOR



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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