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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



6 Endway Cottages Southminster Road, Asheldham, Essex CM0 7DZ Price £240,000

****NO ONWARD CHAIN**** Having been improved and well maintained throughout by the present owner is this charming character property boasting a stunning 100' rear garden. The property represents an ideal opportunity as either a first time or investment purchase and offers deceptively spacious living accommodation throughout commencing on the ground floor with a living room complimented by a log burner, dining room, kitchen and refitted shower room. The first floor then offers a landing with access to two double bedrooms. Externally, the property enjoys a stunning 100' rear garden which also offers the added benefit of an outbuilding/office which is fully insulated and has power and light connected. Viewing is strongly advised to fully appreciate the deceptive nature of the living accommodation on offer. Energy Rating E.



FIRST FLOOR:

LANDING:

Staircase down to Ground Floor, doors to:

BEDROOM 1: 12'4 > 10'1 x 10'5 (3.76m > 3.07m x 3.18m)

Double glazed window to front, electric radiator.

BEDROOM 2: 8'6 x 8'4 (2.59m x 2.54m)

Double glazed window to rear, electric radiator, built in over stairs storage recess, access to loft space which has been fully boarded and partially insulated and has a Velux window installed.

GROUND FLOOR:

LIVING ROOM: 12'2 > 10'1 x 10'5 (3.71m > 3.07m x 3.18m)

Obscure double glazed entrance door and double glazed window to front, electric radiator, fireplace with inset log burner and display mantle over, wood effect floor, door to:

DINING ROOM: 9'9 x 8'4 (2.97m x 2.54m)

Electric radiator, staircase to first floor, space for fridge/freezer, roll edged work surface with storage units below and display cabinets over, tiled floor, open to:

KITCHEN: 8'1 x 5'10 (2.46m x 1.78m)

Double glazed entrance door and window to rear, electric radiator, range of cream gloss fronted wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over, integrated washing machine, part tiled walls, tiled floor, door to:

SHOWER ROOM: 8'1 x 4'9 (2.46m x 1.45m)

Obscure double glazed windows to side and rear, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass screen, wash hand basin set on vanity unit with storage cupboard below and wall mounted cabinet over and close coupled WC, tiled walls and floor, extractor fan.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with planted beds and borders leading to shingled area at rear with access to storage shed and timber built office (with PVC cladding) which is fully insulated, double glazed door and windows with power and light connected, external power points, cold water tap, side access gate and path leading to front.

PARKING:

Whilst there is no official parking allocated to the property, the current vendor has an agreement in place with a neighbour to park to the side of the cottages at the start of Rushes Lane and we believe this agreement would be continued with any new purchaser.

TENURE & COUNCIL TAX:

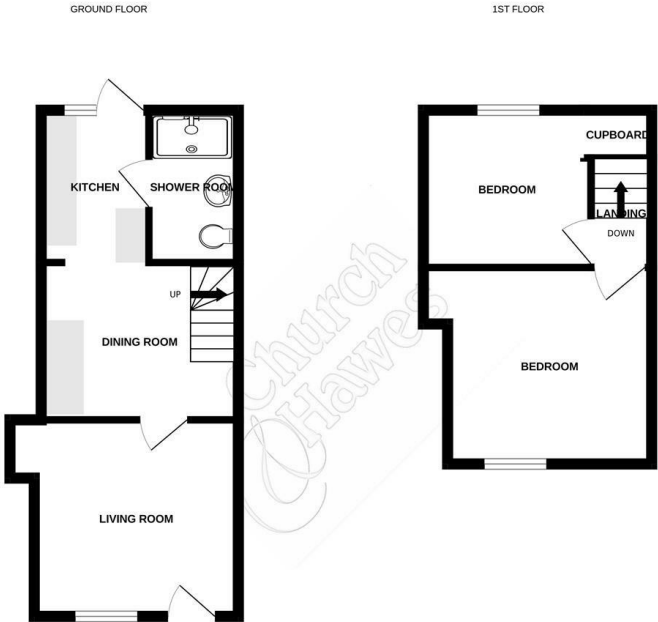
This property is being sold freehold and is Council Tax Band B.

AGENTS NOTE:

The Vendor has installed an external antenna to allow full 4G broadband to enable uninterrupted internet connection.

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.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, 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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