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Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents



5 Queen Street, Southminster, Essex CM0 7BB Price £290,000

****Guide Price - £290,000 - £300,000**** Set in the heart of the sought after village of Southminster within walking distance of it's High Street, shops, schools and railway station, is this vastly improved and wonderfully maintained terraced character cottage which also enjoys a stunning rear garden measuring approx. 90'. Impressive and deceptively spacious living accommodation on the ground floor comprises a bay fronted living room leading to a dining room which in turn opens into an impressive refitted kitchen with integrated appliances and adjoining breakfast room/lobby at the rear. The first floor then offers a landing with access to two double bedrooms as well as a generously sized family bathroom. Externally, the property enjoys the aforementioned 90' rear garden as well as a small low maintenance frontage. Viewing is strongly advised to avoid disappointment. Energy Rating C.



FIRST FLOOR:

LANDING:

Radiator, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 12'1 x 10'11 (3.68m x 3.33m)

Double glazed sash window to front, radiator, cast iron feature fireplace with display mantle over, built in wardrobe.

BEDROOM 2: 11' x 8' (3.35m x 2.44m)

Double glazed window to rear, radiator, built in storage cupboard.

FAMILY BATHROOM: 9'11 x 6'9 (3.02m x 2.06m)

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with shower over and glass screen, close coupled WC and pedestal wash hand basin with tiled splashback, tall wall mounted cabinet, part tiled walls, inset downlights, extractor fan.

GROUND FLOOR:

LIVING ROOM: 11'11 + bay x 10'11 (3.63m + bay x 3.33m)

Obscure double glazed window to front, obscure double glazed entrance door to front, radiator, cast iron fireplace with display mantle over.

DINING ROOM: 10'11 x 10'11 (3.33m x 3.33m)

Double glazed window to rear, radiator, built in under stairs storage cupboard, wood effect floor, open to:

KITCHEN: 9'11 x 6'8 (3.02m x 2.03m)

Two double glazed windows to side, extensive range of matching grey 'Shaker' style wall and base mounted storage units and drawers, solid wood work surfaces with inset 1 ½ bowl/single drainer composite sink unit, built in 4-ring gas hob with extractor hood over and oven below, integrated fridge/freezer and washing machine, tiled splashbacks, continuation of wood effect floor leading to:

BREAKFAST ROOM/REAR LOBBY: 6'7 x 4'3 (2.01m x 1.30m)

Double glazed French style doors opening onto rear garden, continuation of wood effect floor, wall mounted boiler.

EXTERIOR - REAR GARDEN: approx 90' (approx 27.43m)

Commencing with a large block paved seating area leading to remainder which is mainly laid to lawn with timber storage shed possibly to remain, side access gate.

FRONTAGE:

Small low maintenance frontage which is mainly shingled with path leading to front entrance door.

TENURE & COUNCIL TAX INFORMATION:

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

SOUTHMINSTER:

Southminster is a thriving village benefitting 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.

