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Church & Hawes

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53 New Moor Crescent, Southminster, Essex CM0 7DJ Price £295,000

****NO ONWARD CHAIN**** Offering deceptively spacious living accommodation favourably positioned within walking distance of Southminster's railway station in addition to other local amenities including Primary School, playing field, shops, post office and doctors surgery is this semi-detached family home. The property does require some modernisation, however it offers great scope for improvement with living accommodation commencing on the ground floor with an entrance hall leading to a living room, dining room, conservatory and kitchen. The first floor then offers a spacious landing leading to three well proportioned bedrooms and a shower room. Externally, the property enjoys a good sized rear garden while the frontage offers off road parking for several vehicles and access to a garage. An early inspection is strongly advised to avoid disappointment. Energy Rating D.



FIRST FLOOR:

LANDING:

Double glazed window to side, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE: 13'11" x 11'4" > 9'10" (4.24m x 3.45m > 3.00m)

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

BEDROOM TWO: 13'11" x 8'10" (4.24m x 2.69m)

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

BEDROOM THREE: 8'11" x 7'11" > 4'11" (2.72m x 2.41m > 1.50m)

Double glazed window to front, radiator, built in cupboard housing combination boiler.

FAMILY BATHROOM:

Two obscure double glazed window to rear, radiator, four piece white suite comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC and fully tiled shower cubicle, part tiled walls, inset down lights, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure glazed entrance door to front, double glazed window to side, radiator, staircase to first floor, built in under stairs storage cupboard, doors to:-

LIVING ROOM: 16'5" x 11'4" > 9'5" (5.00m x 3.45m > 2.87m)

Double glazed window to front, radiator, airing cupboard housing hot water cylinder, bifolding doors to:-

DINING ROOM: 11'5" x 8'10" (3.48m x 2.69m)

Double glazed sliding door to conservatory, radiator, door to kitchen.

CONSERVATORY: 10' x 7'8" (3.05m x 2.34m)

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

KITCHEN: 11'4" x 8'10" (3.45m x 2.69m)

Obscure double glazed entrance door to rear, double glazed window to rear, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, cooker with extractor over to remain, space and plumbing for washing machine, built in cupboard housing space for fridge/freezer, tiled splash backs.

EXTERIOR:

REAR GARDEN:

Commencing with a block paved seating area leading to remainder which is mainly laid to lawn with planted beds to borders, external cold water tap, side access gate leading to:-

FRONTAGE:

Block paved driveway providing off road parking for two vehicles and access to garage, remainder of frontage is mainly laid to lawn with planted beds to borders.

GARAGE:

Up and over door to front, power and light connected.

TENURE & COUNCIL TAX:

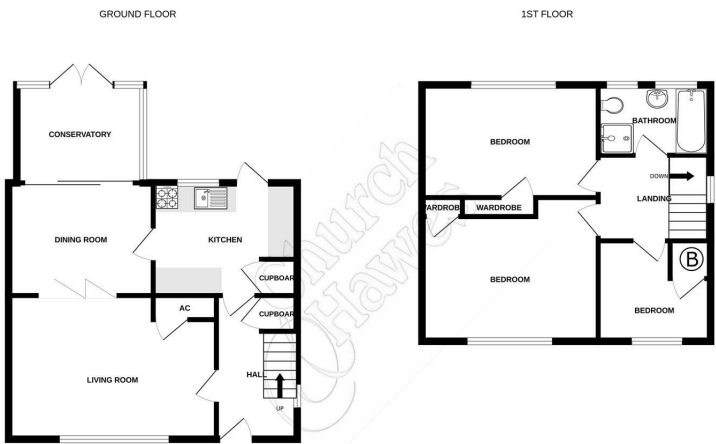
This property is being sold freehold and is Tax Band C.

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 NOTES:

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 floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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. Made with floorplan 120221

