



**Church
Hawes**
churchandhawes.com

High Street, Southminster , Essex CM0 7AY
Price £240,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN

Ideally situated in the heart of Southminster, this charming terraced character cottage is within easy walking distance of a range of local amenities, including shops, a doctors' surgery, post office, and Southminster's railway station, offering direct links to London Liverpool Street.

The deceptively spacious ground floor accommodation begins with an entrance porch leading into a bright and open-plan living/dining room. This flows through to a well-appointed kitchen, utility room, and a rear lobby area, providing practical and versatile living space.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a generously sized, low-maintenance rear garden. A standout feature is the impressive outbuilding, complete with power and lighting, making it ideal for a variety of uses such as a home office, studio, or workshop.

The Vendor advises a new boiler was fitted in 2022 (10 year guarantee) and a new back roof in 2026 (12 year guarantee).

Early viewing is highly recommended to fully appreciate the character and potential this delightful home has to offer. Energy Rating D.



FIRST FLOOR - LANDING:

Airing cupboard housing gas fired boiler, access to loft space which has a drop down ladder and is fully boarded with lighting, doors to:-

BEDROOM ONE: 10'10 x 9'6 (3.30m x 2.90m)

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

BEDROOM TWO: 14' x 5'11 (4.27m x 1.80m)

Window to rear, radiator.

BATHROOM:

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin set on solid wooden surface, fully tiled walls, extractor fan, spotlights.

GROUND FLOOR :**LIVING/DINING ROOM: 19'11 x 11'5 (6.07m x 3.48m)**

Double glazed window to front, radiator, exposed red brick fireplace, exposed beams, wood effect flooring.

KITCHEN: 11'2 x 5'10 (3.40m x 1.78m)

Window to side, kitchen with 1 ½ bowl sink/drain unit set in roll top work surface, extensive range of wall and base mounted units, space and plumbing for washing machine and freestanding cooker with chimney stainless steel extractor hood over, tiled splashbacks and flooring.

UTILITY ROOM: 7'8 x 6'4 (2.34m x 1.93m)

Window to side, radiator, wall and base mounted units with roll top work surface, space for fridge/freezer.

REAR LOBBY:

Door opening to rear garden.

EXTERIOR - FRONT:

A small low maintenance front garden with retaining brick wall.

REAR GARDEN:

Low maintenance rear garden commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, timber outbuilding with power and light connected ideal for various uses including home working.

TENURE & COUNCIL TAX:

The property is being sold freehold and is council tax band A.

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.

MONEY LAUNDERING & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

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.



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