



High Street, Southminster, Essex CM0 7AY  
Price £250,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## Charming Two-Bedroom End-of-Terrace Cottage – Convenient Southminster Location

Situated just a short walk from Southminster's shops and railway station—offering direct services to London Liverpool Street—this delightful and stylishly improved end-of-terrace cottage blends comfort with convenience.

The well-presented accommodation includes two first-floor bedrooms, a welcoming lounge opening to a dining area, refitted kitchen, and a refitted ground floor bathroom. Outside, the property benefits from a wonderful rear garden with outbuildings/storage sheds, side access and the potential to create your ideal outdoor space.

This charming home is highly recommended for early inspection. Energy Rating D.

### FIRST FLOOR:

#### LANDING:

Staircase down to ground floor, doors to:

#### BEDROOM 1:

11'4 x 10'11 (3.45m x 3.33m )

Double glazed window to front, radiator, cast iron feature fireplace.

#### BEDROOM 2:

8'10 x 7'9 (2.69m x 2.36m )

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

#### GROUND FLOOR:

Entrance door opening onto:

#### LIVING ROOM:

11'4 x 10'10 (3.45m x 3.30m )

Entrance door to front, double glazed window to front, open plan to:

#### DINING ROOM:

11'4 x 7'11 (3.45m x 2.41m )

Radiator, staircase to first floor, 2 built in storage cupboards, sliding door to:

#### KITCHEN:

14'11 x 6'1 (4.55m x 1.85m )

Double glazed window to rear, obscure double glazed entrance door to side, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surface with inset single bowl/single drainer sink unit, cooker to remain, space and plumbing for washing machine and fridge/freezer, matching breakfast bar, tiled splashbacks, wood effect floor, door to:

#### BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls.

#### EXTERIOR:

#### REAR GARDEN:

Commencing with a raised decked seating area leading to remainder which is mainly laid to lawn with planted beds to borders, potting shed and timber outbuilding at rear to remain, side access gate leading to:

#### FRONTAGE:

Low maintenance shingled frontage retained by picket fence to front boundary, side access path to gate leading to rear garden.

#### TENURE & COUNCIL TAX BAND:

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

#### AGENTS NOTE:

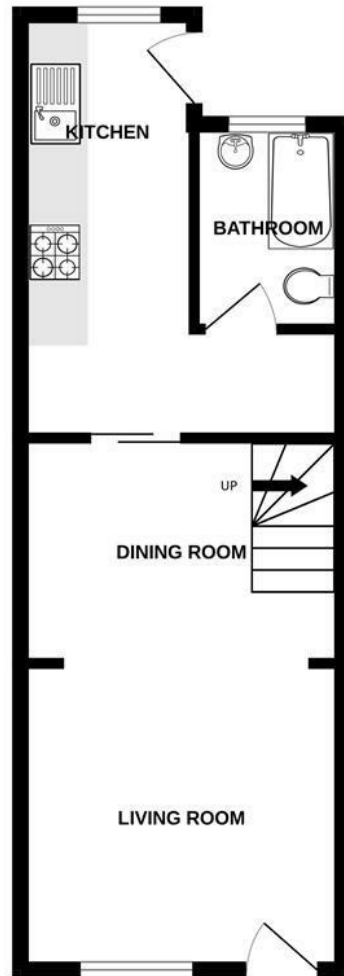
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No

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.

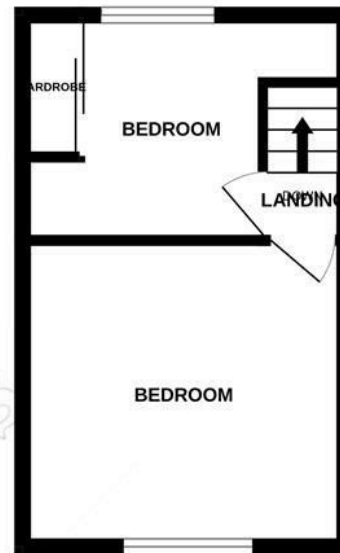
#### VILLAGE OF SOUTHMINSTER:

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.

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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