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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



7 The Hawthorns, Southminster, Essex CM0 7FF Price £275,000

Situated in the heart of Southminster just off the High Street with an array of local amenities within walking distance is this improved and extremely well maintained DETACHED house ideally suited to either a first time or investment purchaser. The well presented living accommodation commences on the ground floor with an inviting entrance leading to a kitchen, living/dining room and cloakroom while the first floor offers a spacious landing leading to TWO DOUBLE BEDROOMS and a generously sized family bathroom. Externally the property enjoys a well presented rear garden while a low maintenance frontage offers access to both the front of the property and a timber store shed. Situated on the approach to the turning is one allocated parking space. Viewing is strongly advised. Energy Rating C.



FIRST FLOOR:

LANDING:

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

BEDROOM 1: 14'6 x 9'5 (4.42m x 2.87m)

Two double glazed sash windows to rear, 2 radiators.

BEDROOM 2: 10'3 x 7'11 (3.12m x 2.41m)

Double glazed sash window to side, radiator, built in wardrobe.

FAMILY BATHROOM:

Obscure double glazed sash window to front, radiator, 3 piece white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and close coupled WC, part tiled walls, wood effect floor, built in over stairs storage cupboard.

GROUND FLOOR:

ENTRANCE HALLWAY:

Obscure double glazed entrance door to front, radiator, built in under stairs storage cupboard, wood effect floor, staircase to first floor, doors to:

KITCHEN: 10'8 + bay x 7'11 (3.25m + bay x 2.41m)

Double glazed bay sash window to front, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, space and plumbing for washing machine and fridge/freezer, part tiled walls, wood effect floor.

CLOAKROOM:

Obscure double glazed sash window to side, radiator, 2 piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splashback, extractor fan.

LIVING/DINING ROOM: 14'6 x 11'7 (4.42m x 3.53m)

Double glazed French style doors opening onto rear garden, double glazed sash window to rear, radiator, built in under stairs storage cupboard, wood effect floor.

EXTERIOR - FRONTAGE:

Small low maintenance frontage with side access gate leading to rear garden, access to front of property and timber store shed.

REAR GARDEN:

Commencing with a raised decked seating area leading to remainder which is mainly laid to lawn, side access gate leading to front.

PARKING:

There is one allocated parking space situated on the approach to the property.

TENURE & COUNCIL TAX INFORMATION:

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

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.

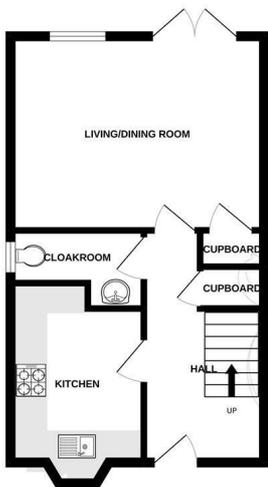
AGENTS NOTE:

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.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and fixtures items are approximate and no responsibility is taken for any error. Dimensions in this document. The plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given. Made with Metrona ©2022

