



Cherry Orchard, Southminster, Essex CM0 7HE  
Price £290,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*NO ONWARD CHAIN\*\*** Set along a most sought after turning within walking distance of Southminster's High Street and railway station is this deceptively spacious and extended detached bungalow. The property does require some modernisation throughout but offers great potential with living accommodation commencing with an entrance hall leading to two double bedrooms, bathroom, living room and impressive conservatory/family room leading to the kitchen. Externally, the property enjoys a manageable rear garden while a larger than average frontage provides off road parking for three vehicles leading to a garage. An early inspection is strongly advised. Energy Rating C.

#### **ENTRANCE HALL:**

Obscure double glazed entrance door to side, radiator, built in storage cupboard, access to loft space, wood effect floor, doors to:

#### **BEDROOM 1:**

11'2 x 9'10 (3.40m x 3.00m )

Double glazed window to front, radiator.

#### **BEDROOM 2:**

8'10 x 8'1 (2.69m x 2.46m )

Double glazed window to front, radiator, wood effect floor.

#### **FAMILY BATHROOM:**

6'5 x 5'9 (1.96m x 1.75m )

Obscure double glazed window to side, radiator, 3 piece suite comprising corner panelled bath with mixer tap and shower attachment over, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, tiled walls and floor.

#### **LIVING ROOM:**

15'11 x 9'11 (4.85m x 3.02m )

Double glazed French style doors to rear, radiator, wood effect floor.

#### **CONSERVATORY/FAMILY ROOM:**

17'2 x 10'9 (5.23m x 3.28m )

Double glazed French style doors and windows to rear, further double glazed windows to side, radiator, open plan to:

#### **KITCHEN:**

9'1 x 8'8 (2.77m x 2.64m )

Extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl ceramic sink unit with wooden drainers to both sides, built in 5-ring gas hob with extractor over and double oven below, integrated fridge/freezer, washing machine and dishwasher, wall mounted boiler, tiled walls, tiled floor.

#### **EXTERIOR - REAR GARDEN:**

Commencing with a raised decked seating area leading down to remainder which is mainly laid to lawn with raised beds to borders, block paved covered path leading to side access gate, leading to:

#### **FRONT:**

Driveway providing off road parking for 2/3 vehicles, shingled area to side, access to:

#### **GARAGE:**

Electric up and over door to front, power and light connected.

#### **TENURE & COUNCIL TAX INFORMATION:**

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

#### **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.



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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