



Princes Avenue, Southminster CM0 7HB
£320,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Situated in the village of Southminster which offers an array of shops, restaurants, primary school, doctors surgery, community swimming pool and a railway link to London Liverpool Street Station. The coastal town of Burnham On Crouch is only 2.9 miles away and for your larger shopping needs, Maldon is only 10.3 miles.

This three bedroom property has been extensively refurbished throughout and to a very good standard(as depicted in our photography). The ground floor offers an entrance hallway, modern kitchen with breakfast bar, spacious lounge and a ground floor bathroom. The first floor has two good size double bedrooms and a third single room all finished to a high standard. Externally the garden has been tastefully landscaped, offering an excellent space to enjoy and entertain. To the front the property has a good size lawn, which could offer you the opportunity to extend your drive and parking. The drive runs from the front of the property adjacent to the house and offers parking for multiple vehicles.

Entrance hallway

Double glazed entrance door to the hallway, stairs to the first floor. Quality fitted wood effect laminate flooring, this also runs into the lounge and kitchen. PLEASE NOTE we have mentioned the property has been extensively refurbished to a high standard throughout, this can be clearly seen in the photographs and video tour.

Kitchen

12'8 x 9'1

Newly fitted with a modern range of white eye level units back tiled, matching base units and drawers with roll top granite effect work tops and matching breakfast bar. Inset stainless steel sink, inset electric hob with above stainless steel extractor and stainless steel oven below, plumbing for washing machine and space for a fridge/freezer. Walk in under stairs/larder cupboard, wall mounted boiler for hot water and heating (not tested) radiator and a double glazed door and window to the rear.

Lounge

16'2 x 12'8

A spacious lounge again to the same refurbished high standard, with a double glazed window to the front, column style radiator and tv point.

GROUND FLOOR BATHROOM.

Panelled bath with taps and shower attachment, close coupled w/c, pedestal hand wash basin. Part tiled walls, white heated towel rail and a double glazed window to the rear.

Landing

Loft access.

Bedroom one

16'2 x 9'1

An excellent size double room with plenty of room for free standing or fitted bedroom furniture. Double glazed window to the front, radiator and eave storage space.

Bedroom two

10'7 x 8'6

Another good double room with eaves storage space, radiator and double glazed window to the side.

Bedroom three

7'6 x 6'4

A good size single room with wood effect laminate flooring, radiator and a double glazed window to the rear.

Rear garden

The rear garden has been tastefully landscaped and commences with a large and quality laid L shaped patio/entertaining area, water tap and side gate to the front.

The main area has been laid to Astro Turf and there are dwarf sleeper style surrounding landscaped borders, stocked with an array of plants and shrubs and a garden shed.

Front garden and driveway.

The property has a good size front garden laid to lawn, this could easily offer a lot more parking if required. The driveway runs from the front of the property and along the side, offering parking for multiple vehicles.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C	76		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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