



Hall Road, Southminster CM0 7EH
£350,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated in the village of Southminster which offer an array of shops, restaurants, a doctors surgery, primary school, community run swimming pool and a rail link into London Liverpool Street Station.

This four bedroom end of terrace house also offers a POTENTIAL INCOME to its new owners or an annexe, dual living area. PLEASE SEE FULL DETAILS.

The ground floor has a good size entrance porch off of which is a good size double bedroom and bathroom, all completely separable from the remaining accommodation, if required.

Inner hallway, kitchen and a good size lounge with log/wood burner and dining area.

The first floor offers three excellent size double bedroom and a family bathroom. Externally a really nice size garden with protected woodland to one side.

To the front parking for multiple vehicles, please note there is a covered area running down the side of the property and we believe if the fence was repositioned, you may also be able to add further vehicle parking.

Entrance porch

This is a good size PLEASE NOTE there is a ground floor double bedroom and bathroom off this, giving you potential to airbnb or use as an annexe/dual living area. This can also be locked from a door to the main hallway.

Hallway

Stairs to the first floor, understairs storage cupboard and radiator.

Ground floor bedroom

14'5 x 8'8

This is an excellent size room and as mentioned with the adjacent bathroom can bring in a good airbnb income. Built in wardrobe and dressing table to one wall, tv point, radiator and a double glazed window to the front.

Bathroom

Part tiled walls, walk in shower cubicle, close coupled w/c, hand wash basin and expel air. Tiled flooring, chrome heated towel rail and a double glazed window to the front.

Kitchen

12'8 x 8'7

The kitchen is a good size with a range of beech eye level units back tiled, matching base units and drawers with work surfaces over. Inset stainless steel gas hob with above extractor and built in oven, space for fridge/freezer, plumbing for washing machine and dish washer and an inset stainless steel sink. Double glazed window to the front and radiator.

Lounge and dining area

20'4 x 12'4

This is a generous size room with bamboo flooring, double glazed window to the rear. Brick fireplace with cast iron wood burner to enjoy on those cold winter nights and tv point. The dining area offers a good size space for a family table and chairs, radiator with decorative cover and a door and side screen window to the open summer room/lean to.

Summer room/lean to

A handy space to enjoy in the summer or when in the garden.

Landing

Loft access, airing cupboard with shelving and combination boiler for hot water and heating(not tested)

Bedroom one

15'4 x 9'8

All the bedrooms are good size double rooms, double glazed window to the rear and plenty of space for freestanding or fitted bedroom furniture. Wood effect laminate flooring and radiator.

Bedroom two

12'6 plus door recess x 10'3

Wood effect laminate flooring plenty of space as in all the bedrooms for fitted or freestanding furniture. Double glazed window to the rear and radiator.

Bedroom three

12'7 x 7'5

Wood effect laminate flooring, radiator and a double glazed window to the front.

Bathroom

Panelled bath with taps and above fitted shower, close coupled w/c, pedestal hand wash basin. Tiled walls , white heated towel rail, expel air and a double glazed window to the front.

Rear garden

A generous size garden which side on to protected woodland, with a large patio/entertaining area stretching the length of the garden to one side. Neatly laid to lawn with well established planted surrounding borders, garden shed, pergola with seating area and a covered side access with gate to the front. PLEASE NOTE we believe it may be possible if the fence line was altered to get vehicles down this area.

PLEASE NOTE the property does also have 11 owned solar

Frontage/parking

The property frontage has 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	75
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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