

South Street, Tillingham

CM0 7TB

**CURTIS O'BOYLE**

Sales & Lettings





# South Street, Tillingham

CMO 7TB      £250,000

In need of some modernisation a two bedroom terraced cottage situated in the centre of this picturesque village close to local shop and post office.

**LOUNGE** 11' 11" x 10' 10" (3.63m x 3.3m) Timber entrance door, double glazed window to front aspect, radiator, brick fireplace, exposed beams to smooth ceiling, dado rail, door to kitchen.

**KITCHEN** 11' 4" x 8' 2" (3.45m x 2.49m) Double glazed window to rear aspect, smooth ceiling, tiled floor, fitted base and wall units, one and a quarter bowl sink unit with mixer tap inset into worktops, space for washing machine, exposed brick chimney breast, understairs cupboard, radiator, door to stairs to first floor, door to rear lobby.

**REAR LOBBY** Glazed door to rear garden, tiled floor, door to WC.

**WC** 4' 9" x 4' 6" (1.45m x 1.37m) Window to rear aspect, tiled floor, oil fired boiler, dose coupled WC, corner wash hand basin.

**LANDING** Smooth ceiling, doors to bedrooms and shower room.

**BEDROOM ONE** 11' x 11' 8" (3.35m x 3.56m) Double glazed window to front aspect, radiator, smooth ceiling, cast iron feature fireplace, fitted cupboard.

**BEDROOM TWO** 8' x 6' 6" (2.44m x 1.98m) max. Double glazed window to rear aspect, radiator, smooth ceiling, airing cupboard.

**SHOWER ROOM** 6' 6" x 5' 6" (1.98m x 1.68m) max. Smooth ceiling, extractor fan, shower cubical, wash hand basin, low level WC, radiator, tiled floor, part tiled walls.

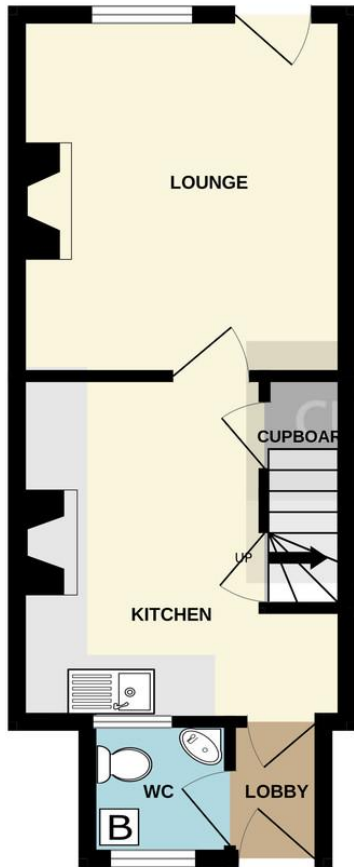
**REAR GARDEN** Mostly paved, oil tank, rear access.



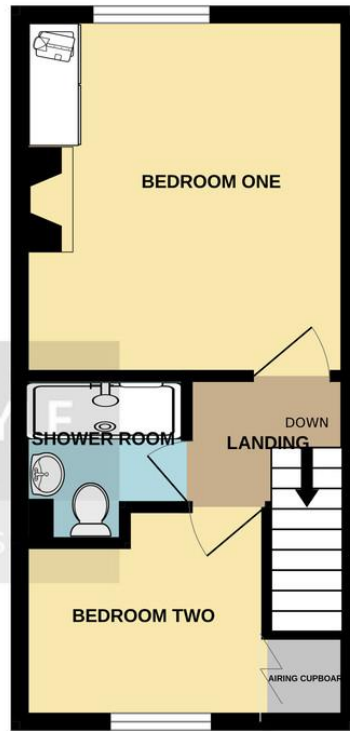


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
275 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR  
246 sq.ft. (22.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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