

# Cherry Orchard, Southminster

CMO 7HE

**CURTIS O'BOYLE**

Sales & Lettings





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Offered with NO ONWARD CHAIN a well presented four bedroom detached house conveniently situated for the high street and railway station.

**ENTRANCE HALL** Obscure double glazed entrance door, double glazed window to front aspect, fitted cupboard, radiator, understairs cupboard, textured ceiling stairs to first floor, parquet flooring.

**WC** Obscure double glazed window to side aspect, radiator, textured ceiling, close coupled WC, wash hand basin with tiled splashbacks.

**LOUNGE/DINER** 22' 1" x 12' 4" (6.73m x 3.76m) > 10' 2" (3.1m) Double glazed window to front aspect with fitted shutters, two radiators, textured ceiling, feature fireplace, double glazed sliding patio door to conservatory.

**CONSERVATORY** 9' 8" x 8' 0" (2.95m x 2.44m) Double glazed sliding patio door to rear garden, double glazed to three aspects with brick base, tiled floor.

**KITCHEN** 11' 5" x 9' 5" (3.48m x 2.87m) Double glazed window to rear aspect, textured ceiling, fitted base and wall units, one and a quarter bowl sink unit with mixer tap inset into work tops, electric cooker with hood above, fridge, radiator, tiled splashbacks, double glazed door to conservatory/utility.

**CONSERVATORY/UTILITY** 10' 2" x 8' (3.1m x 2.44m) Double glazed door to rear garden, double glazed to two aspects with brick base, wood effect laminated flooring, freezer, space for washing machine.

**FIRST FLOOR LANDING** Double glazed window to side aspect, textured ceiling, loft access, airing cupboard.

**BEDROOM ONE** 12' x 9' 4" (3.66m x 2.84m) Double glazed window to front aspect, radiator, textured ceiling fitted wardrobes and chest of drawers, wood effect laminated flooring.

**BEDROOM TWO** 12' 7" x 8' 1" (3.84m x 2.46m) Double glazed window to rear aspect, textured ceiling, radiator.

**BEDROOM THREE** 10' x 9' 11" (3.05m x 3.02m) max. Double glazed window to front aspect, radiator, textured ceiling.

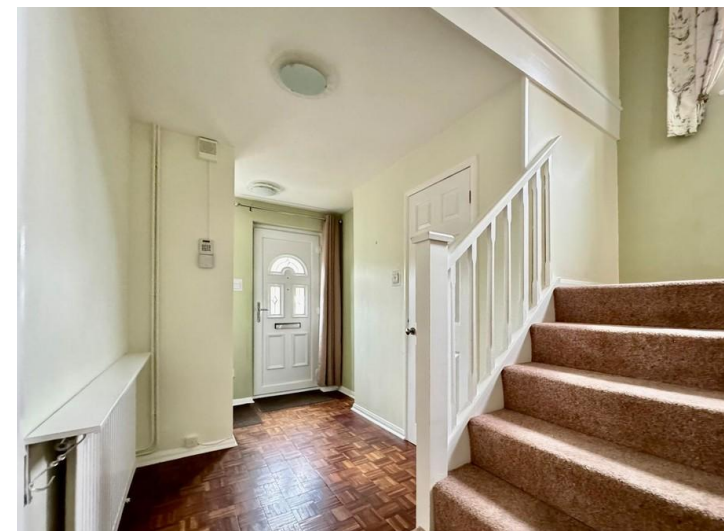
**BEDROOM FOUR** 9' 9" x 7' 3" (2.97m x 2.21m) Double glazed window to rear aspect, radiator, textured ceiling wood effect laminated flooring.

**BATHROOM** 6' 4" x 6' 4" (1.93m x 1.93m) Obscure double glazed window to rear aspect, radiator, textured ceiling, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls, electric shaver point.

**SIDE & REAR GARDEN** Paved path around lawn, shingled area to rear, gated side access, door to garage, shingled side garden with timber shed and brick wall to boundary.

**FRONT** Shingled area with path through to entrance, driveway leading up side to garage.

**GARAGE** 16' 4" x 8' 1" (4.98m x 2.46m) Up and over door to front aspect, window to rear aspect, eaves storage space, door to rear garden.



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

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (108.0 sq.m.) approx.

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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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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