



Coombe Road, Southminster CM0 7AH  
Offers in the region of £250,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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ARE YOU LOOKING FOR A PROJECT, A HOME TO MODERNISE AND PUT YOUR OWN STAMP ON? PLEASE NOTE the property is in the process of being cleared so there are no internal photographs, the property is a three bedroom semi detached house with a good size lounge and dining area and kitchen. The first floor has three bedrooms one with shower and bathroom. Eternally the property has a very large frontage and SUBJECT TO CONSENTS REQUIRED for a dropped kerb would offer parking for lots of vehicles, in addition to the rear of the garden there is a garage and parking for two vehicles. PLEASE NOTE this is a property to modernise and is offered with NO ONWARD CHAIN. Located in the village of Southminster which offers a railway station linked to London Liverpool Street and a good section of shops, restaurants, a doctors surgery and primary school.

### Entrance porch

A good size porch with exposed wooden floorboards and door to the lounge and dining area.

### Lounge/dining area

26 x 15'7 reducing to 7'5

A good size lounge with exposed wooden floorboards, fireplace with log burner will require a flue to be fitted professionally(not tested) radiator and window to the front, the dining area has a window to the rear, radiator and serving hatch to the kitchen.

### Kitchen

10'9 x 8'2

As mentioned the property requires updating throughout so we mention the contents of the kitchen on the basis it requires replacing. Some eye and base units with work surfaces over, gas hob and oven, plumbing for washing machine and space for fridge/freezer, wall mounted boiler(not tested) and window and door to the rear.

### Landing

Loft access.

### Bedroom one

9'9 x 9'9

PLEASE NOTE the bedroom in real terms is bigger than the measurements as alterations have been made, giving a dressing area and shower cubicle again requiring replacing. The bedroom has two built in cupboards, radiator and window to the front.

### Bedroom two

10'9 x 9'9

Window to the rear and radiator.

### Bedroom three

9'9 x 6'2

Built in cupboard, radiator and window to the front.

### Bathroom

Paneled bath, hand wash basin, close coupled w/c, tiled walls and window to the rear, requiring replacing.

### Rear garden

The property has a very good size garden, laid to lawn, green house, shed and gate giving access to the drive and garage.

### Front garden

PLEASE NOTE we have mentioned this is an exceptionally good size frontage/garden and subject to consents granted to drop the kerb, would offer a substantial parking area for multiple vehicles.

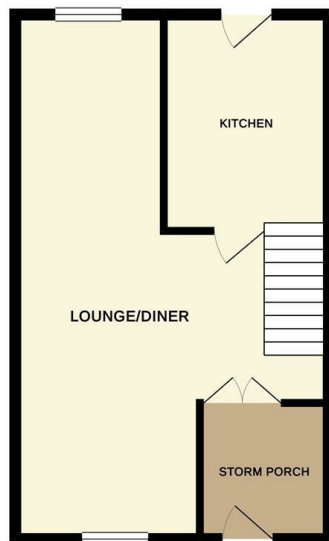
### Drive and garage



GROUND FLOOR 405 sq. ft.  
( 37.6 sq. m. )



1ST FLOOR 405 sq. ft.  
( 37.6 sq. m. )



TOTAL FLOOR AREA : 810 sq. ft. ( 75.2 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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#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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