



Dukes Avenue, Southminster CM0 7HA  
£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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Located on the fringes of Southminster but still offering easy access to the high street, shops, restaurants and railway station linked to London Liverpool Street.

This very deceptively spacious three-bedroom house offers its new owners the option to model and arrange to their own tastes, with a large lounge and equally impressive size kitchen/breakfast room, ground floor bathroom requiring replacing (PLEASE NOTE) there is a new suite with fittings, tiles and adhesive available in the sale. Additionally, the property has a conservatory/summer room with attached UPVC lean too and on the first floor three very good size bedrooms one with an en-suite shower w/c.

Externally the property has a manageable rear garden and to the front its own drive for multiple vehicles to the garage, the remaining frontage laid to lawn. NO ONWARD CHAIN.

### Entrance hallway

Double glazed entrance door to a good size hallway with radiator and stairs to the first floor.

### Lounge

18'6 x 12'2

The lounge is a good size with a fireplace and gas flame effect fire, radiator and television point. Double glazed window and double glazed doors to the rear.

### Conservatory/summer room

10'4 x 7'8

Double glazed and with radiator, door to UPVC attached lean to.

### Kitchen/breakfast room

12'5 x 12'1

Once again this is a very generous room and has a range of oak fronted eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. One and a half sink, plumbing for both washing machine and dish washer and space for fridge/freezer, built in stainless steel oven and gas hob with above extractor. Larder/cupboard and a wall mounted boiler fitted in January 2018 and double glazed window to the front.

### Ground floor bathroom

PLEASE NOTE this room requires a new suite but there is a white suite available within the sale along with bathroom tiles and adhesive, there is currently a

bath, hand wash basin and w/c with built in cistern and double-glazed window to the front.

### Landing

Loft access and radiator.

### Bedroom one en-suite

12'2 x 10'4

All the bedrooms are a good size and this being the main room has the benefit of an en-suite, double-glazed window to the front and radiator. Sliding mirrored doors to the en-suite which consists of a multi functional shower cabin with jets and radio, close coupled w/c, hand wash basin, expel air, chrome heated towel rail and double-glazed window to the side.

### Bedroom two

14'8 7'6

Another good size double room with two double built in wardrobes with above cupboards, radiator and a double glazed window to the rear.

### Bedroom three

8'9 x 7'6

Wood laminate effect flooring and a double built in wardrobe, radiator and double glazed window to the side.

### Rear garden

The garden is a manageable size mainly laid to lawn with close board fencing, garden shed and a courtesy door to the garage. As mentioned there is a UPVC lean to from the conservatory which also leads to a gate giving access to the driveway and garage.

### Drive and Garage

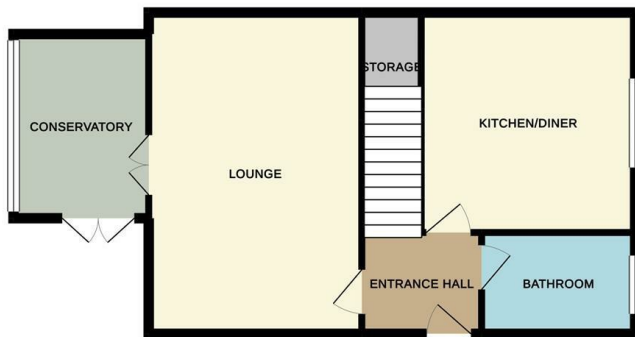
The property has a generous drive for multiple vehicles and leads to the garage with up and over door power and light.

### Front garden

Mainly laid to lawn and could offer even more parking if removed and laid to drive or block paving.



GROUND FLOOR 575 sq. ft.  
( 53.4 sq. m. )



1ST FLOOR 417 sq. ft.  
( 38.7 sq. m. )



TOTAL FLOOR AREA : 992 sq. ft. ( 92.1 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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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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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