



2 Orchard Close, Southminster , Essex CM0 7DH
Price £325,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

****WITH NO ONWARD CHAIN**** is this three bedroom detached house located in the sought after village of Southminster within a short distance of local amenities including primary school, doctors, local shops and pubs. The property itself has been maintained to a good standard with accommodation including two first floor bedrooms with an en-suite to the master whilst the ground floor offers entrance hallway, living room, dining room/study, kitchen, conservatory, bathroom and the 3rd bedroom. Externally the property has a generous low maintenance rear garden with a work shop/utility room whilst the front of the property offers a driveway which has parking for numerous vehicles. Viewing is highly suggested. Energy Rating D.

First Floor Landing:-

Double glazed window to rear, radiator, doors to:-

Bedroom 1:- 20' x 9'9 (6.10m x 2.97m)

Double glazed windows to front and rear, range of fitted wardrobes, access to loft, radiator, door to:-

En-Suite:-

Velux window to rear, radiator, three piece white suite comprising, shower cubicle, wash basin and WC.

Bedroom 2:- 20' x 9'7 (6.10m x 2.92m)

Double glazed windows to front and rear, radiator, fitted wardrobes and further built-in wardrobe along with under eaves storage areas.

Ground Floor Entrance Hallway:-

Obscure double glazed door to front, obscure double glazed window to front, built-in under stairs storage cupboard, doors to:-

Living Room:- 16' x 13'4 (4.88m x 4.06m)

Two double glazed windows to front, radiators, feature brick fireplace.

Bathroom:- 10' x 6' (3.05m x 1.83m)

Obscure double glazed windows to front and side, radiator, three piece white suite comprising, pedestal hand wash basin and corner bath with mixer shower tap and WC.

Kitchen/Breakfast Room:- 18' x 11'7 (5.49m x 3.53m)

Double glazed window to rear obscure double glazed window to side, part glazed door to side, radiator, extensive range of wall and base units, roll top work surfaces with inset 1½ bowl sink/drain unit, 4 ring electric hob with extractor over, eye level double oven, space for breakfast table and chairs, spaces for fridge, dishwasher, washing machine and tumble dryer.

Bedroom 3:- 12' x 9'5 (3.66m x 2.87m)

Double glazed window to rear, radiator, fitted wardrobes.

Dining Room/Study:- 11'7 x 9'7 (3.53m x 2.92m)

Double glazed patio doors to rear, radiator, leading to:-

Conservatory:- 14' x 12'6 (4.27m x 3.81m)

Double glazed windows surrounding with brick base, double glazed doors to side, radiator, and with double doors opening to patio,

Exterior Rear:-

Commencing with a block paved patio area which extends down to the side of the property in front of the workshop/utility, the rest is mainly laid to lawn with shrubs and flower beds surrounding, panel fencing to boundaries. Side access gates to both sides of the property, there is also a workshop/utility room with power and light (previously a garage).

Exterior Front:-

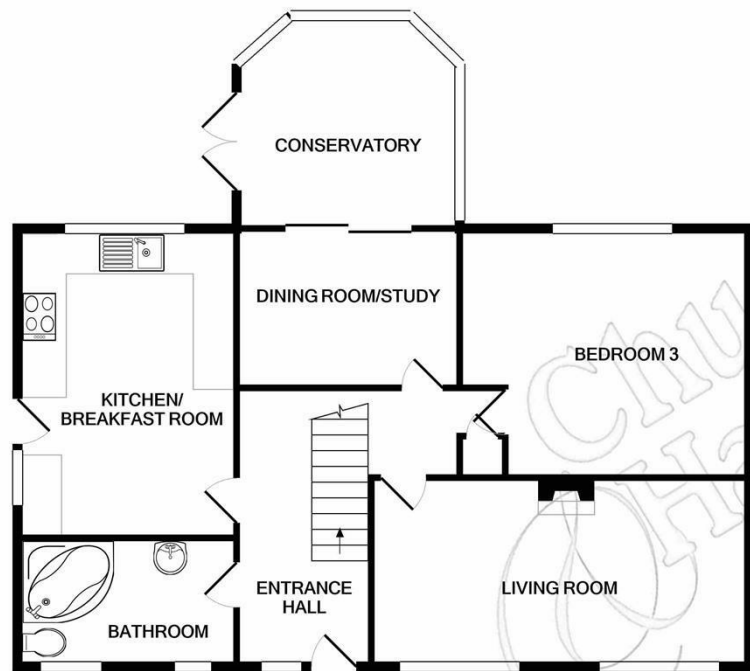
Commencing with a tarmac drive way with parking with several vehicles, brick wall surrounding.

Village of Southminster

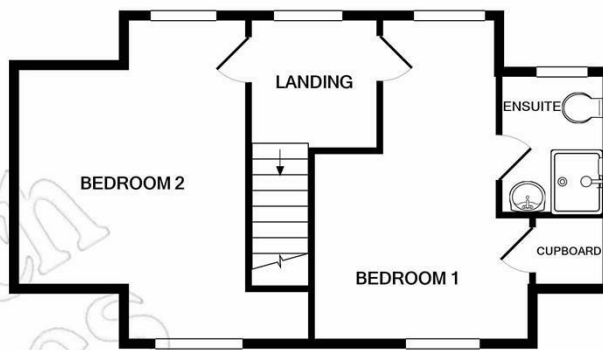
Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station (approx. 65 mins at peak times). The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



GROUND FLOOR
APPROX. FLOOR
AREA 877 SQ.FT.
(81.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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