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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 22 Station Road, Southminster, Essex CM0 7EW £240,000

LOOKING FOR THE PERFECT INVESTMENT? Being offered as an excellent investment opportunity with a sitting tenant is this three bedroom cottage located in the most convenient position offering easy access to local shops, primary school, playing fields, doctors surgery and train station. The accommodation includes three first floor bedrooms with bathroom whilst the ground floor boasts living room, dining room and kitchen. externally there is a small frontage and a 120' REAR GARDEN. The property also benefits from gas radiator central heating. Energy Rating E.





## FIRST FLOOR:

### BEDROOM 1: 12'2 x 9'8 (3.71m x 2.95m )

Sliding sash window to rear overlooking rear garden, radiator.

### BEDROOM 2: 10'10 x 8'4 (3.30m x 2.54m )

Circular porthole window to front, radiator, built in storage cupboard.

### BEDROOM 3: 8'10 x 8'6 (2.69m x 2.59m )

Sliding sash window to front, radiator.

## BATHROOM:

Single glazed sliding sash window to rear, radiator, 3 piece white suite comprising panelled bath with shower attachment over, pedestal wash hand basin and low level wc, built in storage cupboard housing hot water cylinder and immersion heater.

## LANDING:

Staircase leading to:

## GROUND FLOOR:

### LIVING ROOM:

Solid wooden entrance door to front, single glazed sliding sash window to front, radiator, wood effect flooring, fireplace (fire not working).

### DINING ROOM:

Sliding sash window to rear, radiator, wood effect flooring, feature fireplace, built in under stairs storage cupboard, door to:

### KITCHEN:

Part glazed door leading to rear garden. Kitchen comprising 1 ½ bowl stainless steel sink/drain unit set in roll edged work surface, range of fitted wall and base mounted storage units, freestanding oven and hob, space and plumbing for washing machine, space for fridge and freezer, wood effect flooring.

## EXTERIOR - FRONTAGE:

Low maintenance frontage with passage to side leading to rear.

### REAR GARDEN: approx 120' (approx 36.58m )

Commencing with a paved patio area, remainder laid to lawn with shrub borders.

## 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.

## 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 established 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.

