

South Street, Southminster CM0 7TJ

£379,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Located in the popular and picturesque village of Tillingham with its wonderful village green and church an area regularly painted by visiting and local artists. The village offers a shop, doctors surgery, infant school and two public houses and a playing field that hosts the Tilligham flower show, for more shops and a rail link to London Southminster is only 4.2 miles away.

Formally two cottages, this gorgeous looking detached character property has two original entrance porches as shown in the photography.
The ground floor offers a cosy lounge with an open fireplace to enjoy on those cold winter evenings, dining room again with an open fireplace, kitchen, utility room and a ground floor bathroom.
The first floor offers three double bedrooms one of which has an ensuite.
Externally the property has double gates to the front to a good size driveway, for multiple vehicles, a major benefit with the limited parking available in Tillingham.
The garden is West facing, great to enjoy those hot summer days and entertain, along with a summer house that has power and light.

Entrance hallway
PLEASE NOTE we have mentioned the property was originally two cottages and therefore has two twin pitched roof porches this one leading into the hallway which has fitted cupboards and shelving to the facing wall.

Lounge
11'6 x 11'2
The property offers a very homely feel throughout retaining much of its character and charm. This is a truly cosy room and great to enjoy on those cold winter evenings, with its open fireplace and recess to one side. Television point, radiator and double glazed windows to the front and side with fitted blinds.

Dining room
10'4 x 9'8
The dining room again has an original open fireplace with half moon hearth and recess to one side. Plenty of space for a table and chairs great to enjoy for family gatherings and entertaining. Oak effect laminate flooring, double glazed window to the front with fitted blind and door to the second porch, stairs to the first floor and radiator.

Kitchen
11'2 x 8'5
The kitchen has a range of cream eye level units with back tiling, matching base units and drawers with roll top wood effect work surfaces over. Inset white enamel sink and space for a range style electric oven with above extractor and an open fireplace with inset cast iron wood burner and tiled flooring, stable door to the front.

Utility room
9'5 x 5'4
The tiled flooring continues from the kitchen and this room has matching eye level units to the kitchen. Fitted work surface with plumbing for washing machine and dish washer and door to the front.

Bathroom
A generous size room with a corner bath, walk in shower cubicle, pedestal hand wash basin and a close coupled w/c. Tiled walls and flooring, white towel rail, expel air and a double glazed window to the front and side.

Landing
Built in linen cupboard with shelving and a recently fitted pressurised water tank.

Bedroom one
11'8 x 11'2
This a wonderfully bright and airy room from the double glazed windows to the front and side, television point and radiator.

Bedroom two en-suite
8'6 - 8'5
All the rooms are doubles and this would make a great guest room, having the en-suite. Once again the double glazed windows to the front and side bring in lots of natural light, radiator and loft access. En-suite walk in shower cubicle with recently replaced shower, pedestal hand wash basin, close coupled w/c and tiled walls.

Bedroom three
10'9 x 5'8
Wood effect laminate flooring, single built in cupboard/wardrobe, radiator and double glazed windows to the front and side.

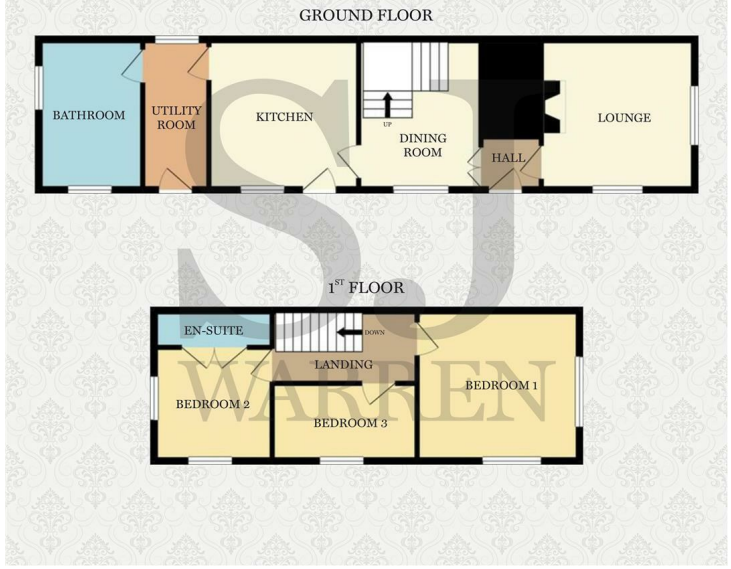
Rear garden. West facing.
If you enjoy the sun and your outside space, then the private West facing garden should tick all the boxes. Neatly laid to lawn with established surrounding planting and a mix of shrubs and trees. Close board fenced boundaries, water tap and a summer house with power and light.





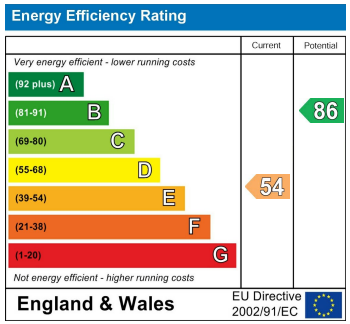


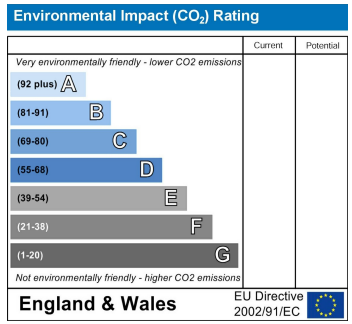
South Street, Tillingham, Southminster



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.





The Property Ombudsman

Referals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish.
Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

South Street, Southminster CM0 7TJ

£379,995

To view this property call

01621 734300

SJ WARREN
www.sjwarren.co.uk


SJ
WARREN


SJ
WARREN







