

Casey Lane, Southminster CM0 7TD

No offers £235,000

To view this property call

01621 734300

SJ WARREN

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The accommodation comprises

Located in the picturesque village of Tillingham which is surrounded by beautiful countryside and coastal walks.
The village is renown for its gorgeous village green and church, in addition there are two public houses/restaurants, village shop, doctors surgery, infant school and a recreational park that hosts lots of village events.

PLEASE NOTE from first appearance the property gives the impression of being a pair of semi detached cottages, this incredibly deceptive for first appearance one bedroom cottage (SEE NOTEs) is in fact DETACHED.
The property has an entrance porch leading into a very spacious modern style open plan living area with a large lounge, kitchen and dining area. Boiler is 3yrs old with a 10yr warranty and new radiators throughout.
Inner hallway with stairs and storage to the first floor, PLEASE NOTE this would originally have had two good size bedrooms and could easily be reinstated.
The bedroom is currently a very large room in excess of 19'9 ft x 12'2 ft plus a further 7'1 ft x 5'6 ft along with a decent size bathroom.
Externally there is no garden but a gated entrance to a manageable size courtyard, this if required could also be used as parking for one small vehicle.
EPC Ask agent.

Entrance porch
Stable style entrance door to the porch which has tiled flooring, radiator and door to the open plan lounge, kitchen aand dining area.

Lounge
19'8 x 10'1
As we have mentioned the ground floor is modern style open plan but we have measured the living area separately to give you a true impression, of just how spacious it really is.
The room is bright and airy and has solid oak flooring running throughout, a wall mounted electric log flame fire, television point and radiator. Double glazed windows to the front and side with fitted blinds. door to the inner hallway and stairs.

Kitchen/diner
13'4 x 10'8
The kitchen has a range of solid oak fronted three quarter length cabinets incorporating a display cabinet, matching base units and drawers with grey work surfaces over. Inset stainless steel sink, space for electric oven, plumbing for washing machine, space for fridge/freezer and a double glazed window to the side.
The dining area offers plenty of space for a good size table and chairs and a double glazed window to the front with fitted blind.

Inner hallway/stairs to the first floor.
Stairs to the first floor, wall mounted electric radiator and understairs storage space.

Bedroom
19'9 x 12'3
PLEASE NOTE we must once again emphasise that this bedroom would originally have been two rooms, offering the option to reinstate. Currently this is a super size room extremely bright and airy from three velux style ceiling windows, dual double glazed windows to the front and a further double glazed window to the side. Loft access, two radiators, tv point, walk in boiler cupboard and storage (not tested) and a further 7'1 ft x 5'6 ft recess for free standing or fitted bedroom furniture.

Bathroom
Like all the rooms the bathroom is once again a lovely bright and airy room with majority tiled walls, tiled flooring and a velux style ceiling window. Panelled bath with taps and above shower attachment curtain and rail, free standing hand wash basin with vanity surround and drawer and a close coupled w/c.

Courtyard/or parking
The courtyard is a private area to enjoy and relax with double gates to the front, giving the option to park a small vehicle.

AGENTS NOTE.
A perfect first home, buy to let investment or even airbnb. Reinstating the second bedroom would be an enormous plus point to this spacious detached property.





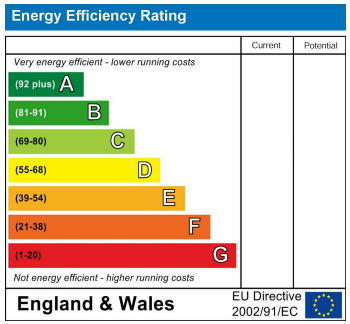


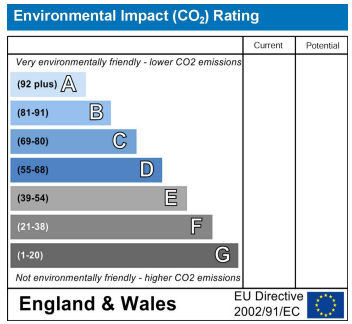
The Old Slaughter House, Casey Lane, Tillingham, Southminster



Consumer Protection from Unfair Trading Regulations 2008.

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Proposed split
into 2 bedrooms



