



5 Station Road, Southminster, CM0 7EW

Guide price £225,000

- Character home
- Snug/office
- No onward chain
- Kitchen diner
- Secure south facing garden
- Two reception rooms
- Close to station
- Two bedrooms
- Close to high street

# 5 Station Road, Southminster CM0 7EW

PRICE RANGE £225,000 - £235,000

Offered with NO ONWARD CHAIN, and located just MOMENTS FROM SOUTHMINSTER HIGH STREET affording various shops, pubs, and restaurants, and just a SHORT WALK TO SOUTHMINSTER RAILWAY STATION with DIRECT LINKS TO LONDON LIVERPOOL STREET sits the delightful CHARACTER PROPERTY, with TWO DOUBLE BEDROOMS, boasting a plethora of ORIGINAL FEATURES including OPEN FIREPLACES, exposed beams, and timber doors. In addition to TWO RECEPTION ROOMS, a beautifully positioned SNUG/HOME OFFICE opens to the delightful SOUTH FACING COTTAGE GARDEN. This wonderful cottage is a must view.



Council Tax Band:



#### Entrance:-

Solid wood door opening to sitting room.

#### Sitting Room: -

10'10 x 10'

Sash window to front, radiator, cast iron feature fireplace, storage cupboard, doorway leading to dining room.

#### Dining Room:-

10' x 8'6

Exposed brick chimney breast with inset multi fuel burning stove, staircase to first floor with under stairs storage cupboard, open plan to kitchen diner.

#### Kitchen:-

10'2 x 10'

Double glazed window to side, skylight window. Range of base units with rolled edge work surface with inset sink and drainer with mixer tap. Space and plumbing for fridge/freezer and washing machine, and range style oven with tiled splashback. Tiled floor. Door to rear lobby.

#### Rear Loddy:-

Glazed door to side, cupboard housing boiler, doors to bathroom, kitchen diner, and snug/office.

#### Bathroom:-

Double glazed window to rear, roll top bath with telephone style mixer tap and shower attachment, pedestal wash basin, close coupled wc, part tiled walls. Radiator.

#### Snug/office

10'6 x 4'1

Glazed door opening to south facing rear garden.

#### First Floor:-

##### Bedroom:-

10'10 x 10'

Window to front, exposed brick feature wall with inset log burner set on brick hearth, built in wardrobe.

##### Bedroom:-

8'5 x 8'4

Double glazed window to rear, built in wardrobes and overhead storage cupboards.

#### Exterior:-

##### Rear Garden:-

Commencing with a shingled seating area leading to remainder which is part paved and shingled with

established and mature planted beds throughout, timber storage shed at rear, side access path and gate leading to front.



## Directions

## Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	