



30 Birch Road, Tillingham, Southminster, CM0 7SX

Guide price £340,000

- Detached family home
- No onward chain
- Large garden
- Spacious living room
- Three bedrooms
- Kitchen
- Garage and driveway



## 30 Birch Road, Southminster CM0 7SX

PRICE RANGE £340,000 - £350,000 Offered with NO ONWARD CHAIN this DETACHED FAMILY HOME with a GENEROUS GARDEN BACKING ON TO OPEN FARMLAND offers THREE BEDROOMS, spacious living room and kitchen. With an GARAGE AND DRIVEWAY the property offers ample off street parking.



Council Tax Band:







## Directions

## Viewings

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

## EPC Rating:

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