



Burnham Road, Southminster, CM0 7ES

- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Detached Garage & Driveway
- Gas Central Heating & Double Glazed Windows
- Stone's Throw from High Street with Local Shops & Amenities
- 7 Minute Walk to Southminster Station (source: google maps)

£275,000

Burnham Road

Southminster, CM0 7ES



Entrance Hall

Entrance door. Access to loft space, radiator, carpet.

Lounge

19'3 x 9'10 max sizes (5.87m x 3.00m max sizes)
Double glazed sliding doors. Smooth ceiling, radiator, carpet.

Kitchen

12'8 x 10'5 max sizes (3.86m x 3.18m max sizes)
Double glazed window to two aspects, door to rear garden. Range of base and eye level wall cabinets with worktops, single drainer stainless steel sink, four burner gas hob with stainless steel splashback and overhead extractor hood, integrated oven, smooth ceiling, radiator, tiled floor.

Dining Area

11'7 x 9'10 (3.53m x 3.00m)
Double glazed window. Smooth ceiling, radiator, carpet.

Bedroom One

13'9 x 10'10 max sizes (4.19m x 3.30m max sizes)
Double glazed bay window. Coving to ceiling, radiator, carpet.

Bedroom Two

13'9 x 10'10 max sizes (4.19m x 3.30m max sizes)
Double glazed bay window. Coving to ceiling, radiator, built in wardrobe, carpet.

Shower Room

14'4 x 4'7 max sizes (4.37m x 1.40m max sizes)
Double glazed window. Suite comprising of walk in shower, pedestal wash basin, low level WC. Smooth ceiling, extractor, tiled walls, radiator, tiled floor.

Rear Garden

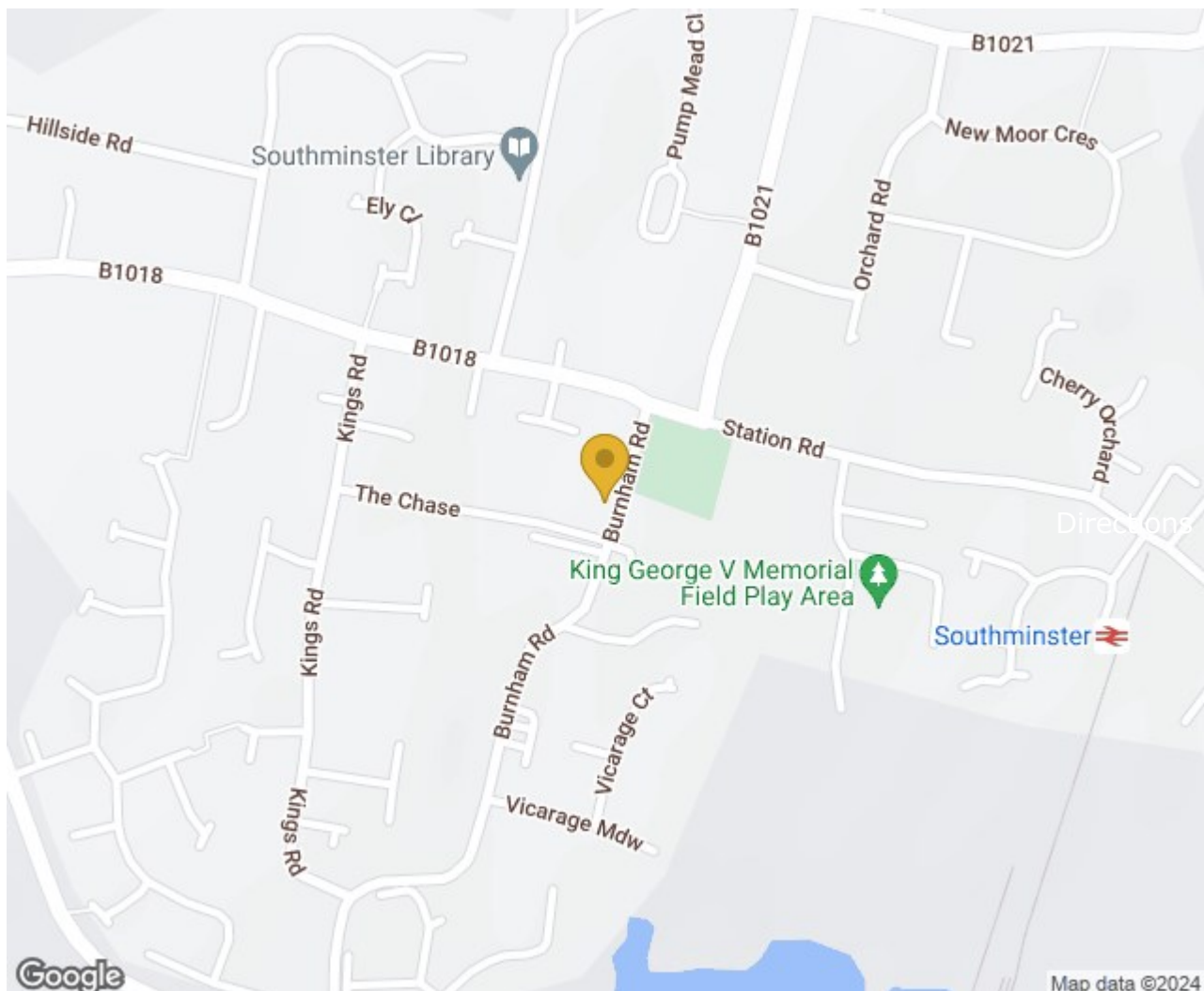
62' approx. (18.90m approx)
West facing. Slabbed seating area to the direct rear of the property, remainder is laid to lawn and gravel area, outdoor light, outdoor tap, pedestrian door to garage, side gate from driveway.

Parking

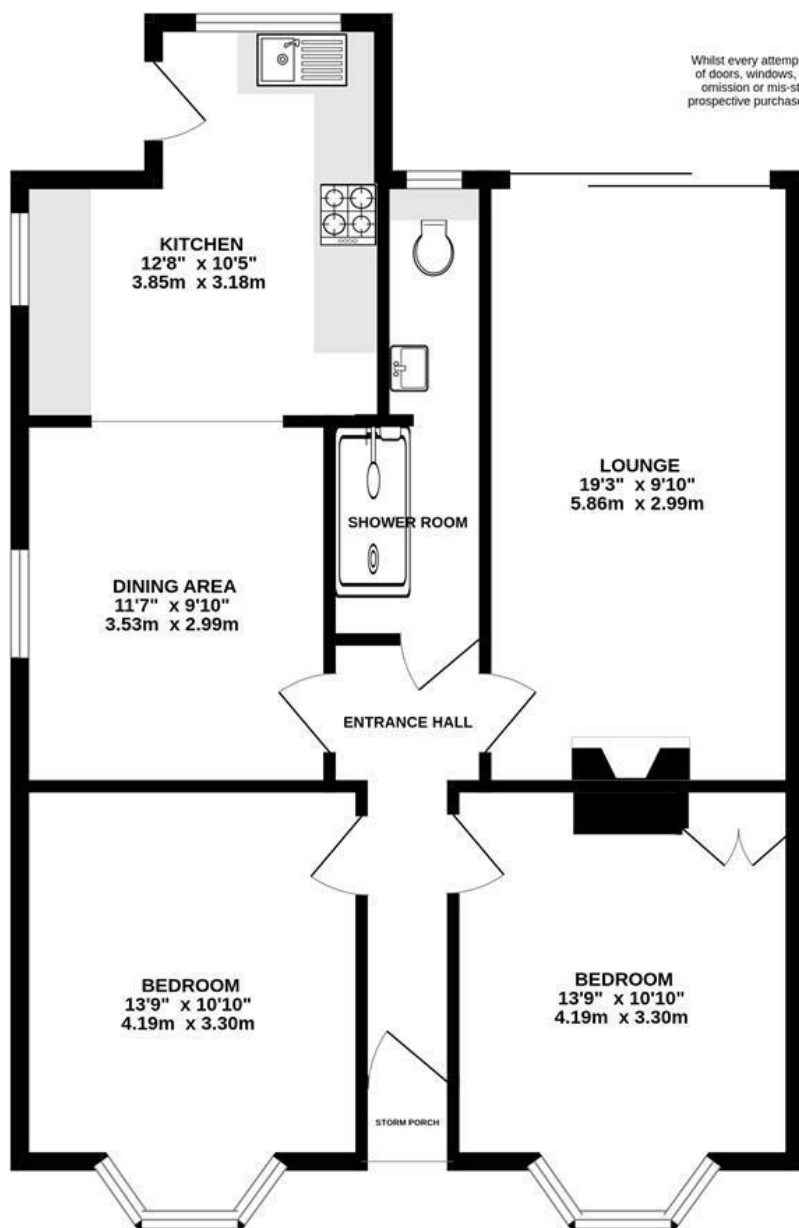
Driveway to front for several vehicle via dropped kerb, leading to garage.

Detached Garage

19'3 x 10'8 (5.87m x 3.25m)
Window, side opening doors to drive, pedestrian door from garden. Lighting, power.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BUNGALOW
808 sq.ft. (75.0 sq.m.) approx.

EXTERNAL

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C		64
(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		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		