



CURTIS O'BOYLE

Sales & Lettings

Queenborough Road, Southminster

CM0 7AB



Queenborough Road, Southminster

CMO 7AB

£325,000

An attractive semi-detached house occupying a particularly good-sized plot, situated in a turning just off Southminster High Street, providing convenient access to the village centre and local amenities.

Originally arranged as three bedrooms, the current main bedroom could potentially be converted back to create two separate bedrooms, offering flexibility to suit individual requirements. The accommodation includes a lounge, good-sized separate dining room which is open plan to the fitted kitchen, and a useful utility room. There is a ground floor wet room, together with a further shower room on the first floor.

Outside, the property occupies an excellent plot with a rear garden extending to over 100ft. There is good-width side access from the front driveway through to the rear garden, where a large workshop can be found at the bottom of the garden.

Further benefits include gas central heating, double glazing and no onward chain.

ENTRANCE HALL Double glazed entrance door to side aspect, smooth ceiling, stairs to first floor, glazed door to:

LOUNGE 13' 11" x 9' 11" (4.24m x 3.02m) Two double glazed windows to front aspect, radiator, smooth ceiling, fireplace with electric fire, glazed door to:

DINING ROOM 17' 2" x 10' 10" (5.23m x 3.3m) Double glazed window to side aspect, radiator, smooth ceiling, understairs cupboard, open plan to:

KITCHEN 11' 8" x 8' 7" (3.56m x 2.62m) Double glazed window to side aspect, double glazed door to rear garden, fitted base and wall units, one and a quarter bowl ceramic sink unit with mixer tap inset into worktops, built in Neff electric oven and grill and four ring gas hob with hood above, door to:

UTILITY ROOM 6' 7" x 5' 6" (2.01m x 1.68m) Wall mounted gas boiler, space for washing machine, part tiled walls, radiator, door to:

WET ROOM 6' 7" x 5' 10" (2.01m x 1.78m) Double glazed window to rear aspect, close coupled WC, wash hand basin, electric shower, tiled walls.

FIRST FLOOR LANDING Double glazed window to side aspect, loft access, airing cupboard.

BEDROOM ONE 17' 4" x 11' 6" (5.28m x 3.51m) > 8' 1" (2.46m) Double glazed windows to rear and side aspects, radiator, smooth ceiling (Was originally two rooms and could be converted back with a partition wall and door from landing)

BEDROOM TWO 9' 7" x 8' 9" (2.92m x 2.67m) + recess. Two double glazed windows to front aspect, radiator, smooth ceiling.

SHOWER ROOM 5' 4" x 5' 3" (1.63m x 1.6m) + recess Double glazed window to side aspect, smooth ceiling, radiator, close coupled WC, pedestal wash hand basin, electric shower, part tiled walls, extractor fan.

REAR GARDEN In excess of 100' (30m) Paved patio area, laid to lawn, large workshop to rear and further paved area, fencing to boundary, timber shed, gated side access.

FRONT Laid to lawn, block paved driveway leading to side of house.

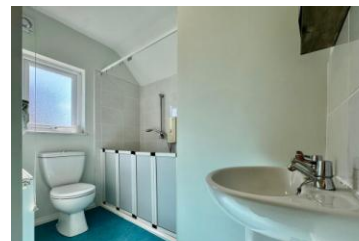
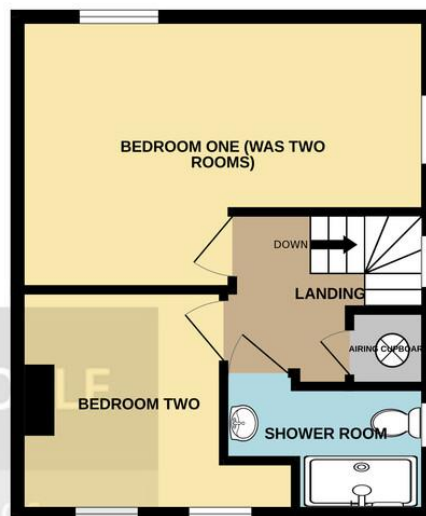


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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