



## Station Road, Southminster, CM0

**£325,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 2

NO ONWARD CHAIN - Beautiful 2/3 bedroom period property, MOMENTS away from Southminster Station. Boasting wooden flooring, bay windows, front gates, traditional kitchen with wooden fitted units and a range oven. Beautiful country family home, with potential to extend STPP!

## Key features:

- Detached Bungalow with Potential for First Floor Accommodation
- Character Property
- Loft With Further Potential For Conversion (STLP)
- 0.1 Of A Mile To Southminster Train Station
- Stunning Reception Room
- Gas Fired Central Heating
- Low Maintenance Rear Garden With Office and Summer House
- No Onward Chain

## Extra info:

- **Property Age:** 130 years
- **Council Tax:** Band D (£180.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



## ONE OF A KIND!

A most unique detached character residence situated within the heart of Southminster which provides local amenities including doctors surgery, shops, restaurants and railway station which has links into London Liverpool Street.

Generous in size, the living accommodation benefits from 3 bedrooms, 2 of which are situated on the ground floor and the third on on the 1st floor. The loft can be converted into a full first floor (STPP) for anyone looking to extend and make this into a two-story family home.

The ground floor has a fabulously sized reception room, currently being used as a living area but spacious and light enough to have multiple uses. The space has many original features such as wooden flooring, a huge bay window letting in loads of light, and book shelving as well as a center fireplace.

The family kitchen is another star, with a country-style kitchen with wooden units, a range cooker with extractor fan, stainless steel sink, wooden units and laminate worksurfaces. The space overlooks the utility area; stone flooring, a butler sink, wooden laminate worktops and storage space for a washing machine, tumble dryer and dishwasher meaning you can keep the white goods out of the kitchen.

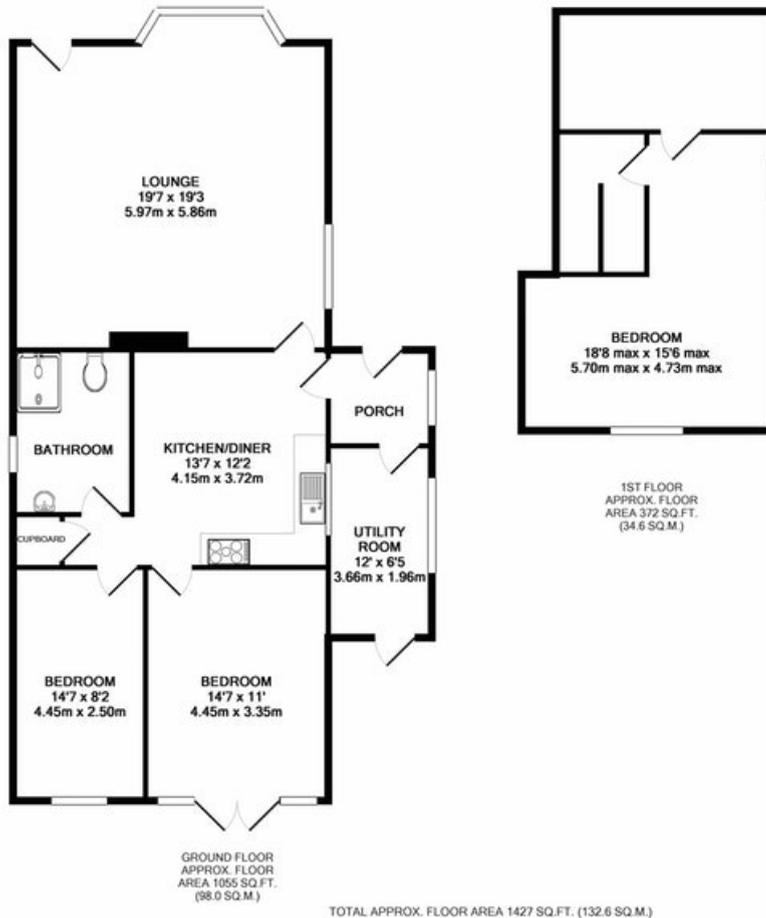
Opposite the kitchen is the family bathroom, a 3 piece bathroom with wooden flooring, corner shower unit, tiled walls and a WC and sink.

Towards the back of the property are two bedrooms, the main master bedroom conveniently located with double patio doors leading out on to the patio area and through to the garden. Again the space boasts original features such as wooden flooring and a traditional radiator.

Externally the private rear garden is mostly laid to lawn with a patio area to the end, and an additional detached outbuilding ideal for use as an office space or play room and summer house.

Viewing is highly recommended to appreciate all this house has to offer, please contact us today.

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**14, Station Road, SOUTHMINSTER, CM0 7EW**

<b>Dwelling type:</b> Detached bungalow	<b>Reference number:</b> 9278-1065-7289-4516-7990
<b>Date of assessment:</b> 13 January 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 13 January 2016	<b>Total floor area:</b> 92 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 7,197</b>
<b>Over 3 years you could save</b>	<b>£ 3,354</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years	
Heating	£ 6,207 over 3 years	£ 3,438 over 3 years	
Hot Water	£ 636 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 7,197</b>	<b>£ 3,843</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.7em;"> <tr><td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #66c2a1; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #99d8c9; color: white; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #d9ead3; color: white; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #f4cccc; color: white; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #f4cccc; color: white; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #f4cccc; color: white; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(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>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">18</td></tr> </table>	Current	18	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">60</td></tr> </table>	Potential	60	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,764
2 Floor insulation (suspended floor)	£800 - £1,200	£ 375
3 Low energy lighting for all fixed outlets	£30	£ 141

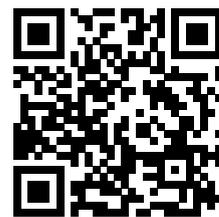
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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