



Sunnyway
St Lawrence
Southminster
Essex
CM0 7PA

Offers in Excess of £397,000

bettermove 

Sunnyway Southminster

Bettermove are proud to present this 3 bedroom detached bungalow in St Lawrence. This Property has no forward chain.

The property benefits from double glazing, Calor gas bottles however this eco friendly house has a cavity wall and 150mm of insulation so rarely needs to be heated; it has off street parking available via the double driveway or garage.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/ dining room, 3 bedrooms, bathroom and playroom on the ground floor. The exterior boasts a private rear garden, a large south facing decked area to the front, perfect for enjoying the summer months.

Located in the popular village of St Lawrence, Southminster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs, and a short walk from the beach.

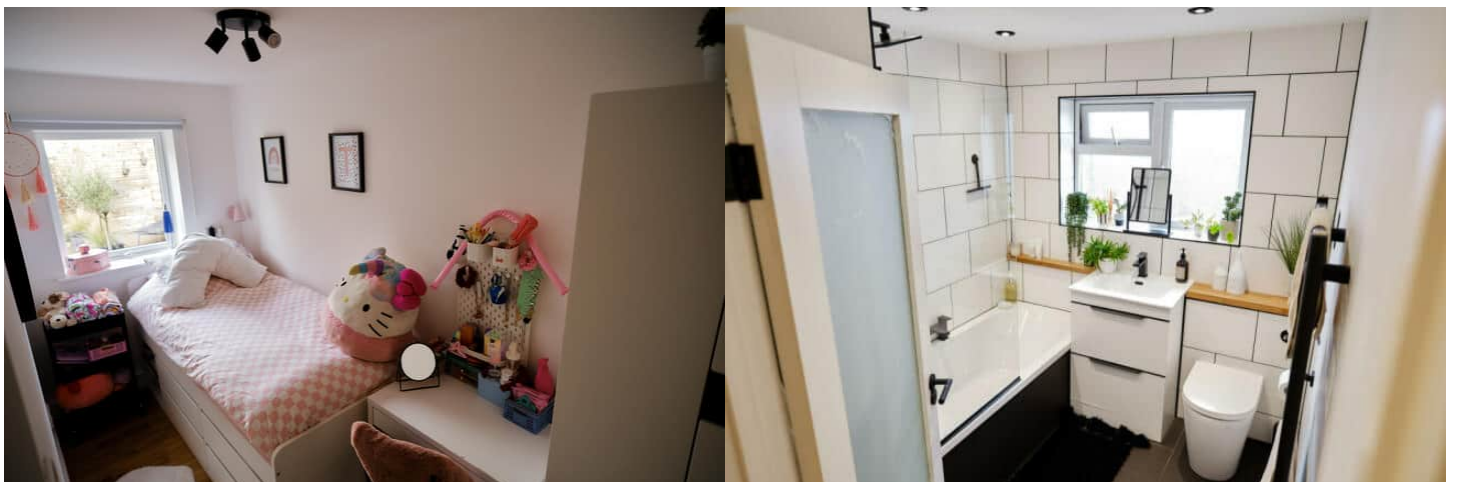
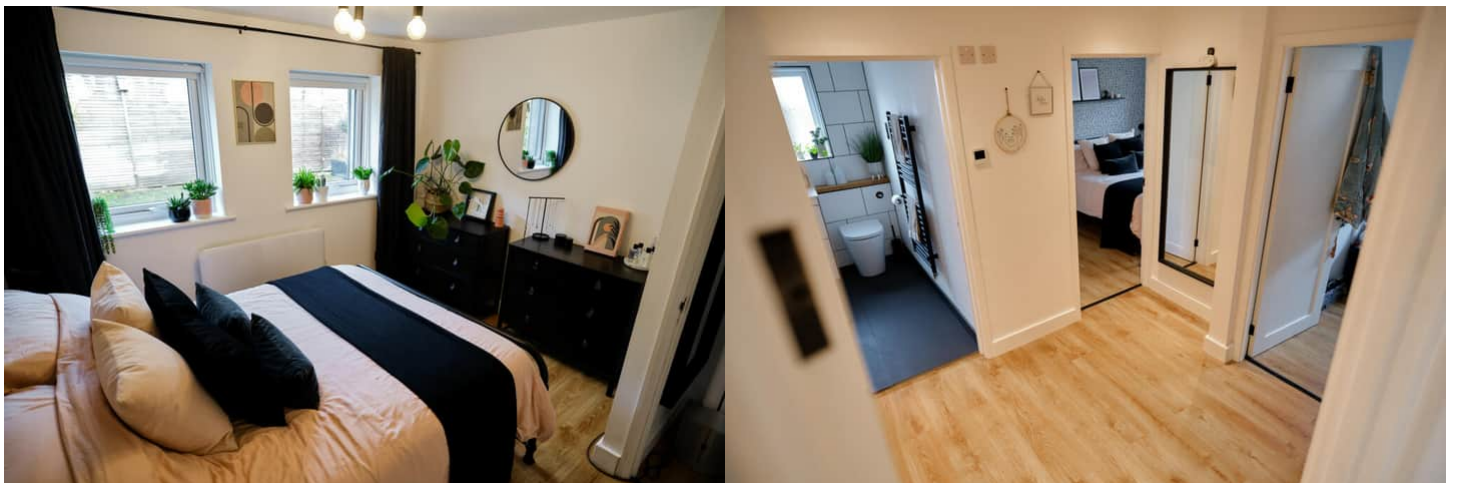
Excellent transport connections can be found from Southminster train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq ft. (97.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs 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 here are not intended and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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