



B E BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

3 Messing Green, Messing, CO5 9GD
Offers in excess of £500,000

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Some More Information

Set back from the village green, the property is accessed through a white painted picket fence and gate flanked on either side by areas of lawn and lavender planting with a central paved pathway leading to the entrance door. From the entrance door you enter the entrance hall where doors give access to the ground floor accommodation and stairs rise to the first floor. To the front of the property the formal dining room has a bay window to the front elevation and double doors opening through to the sitting room, which has further French doors leading to the rear garden with full length glazed panels to either side. Central to the sitting room is the recessed open fire with fire grate and door leading back to the entrance hall. To the opposite side of the property a door leads into the kitchen which is fitted with a range of eye and base level cupboards with integrated oven, hob with extractor over and dishwasher with a door leading to the utility room at the front which is also fitted with a range of wall and base level cupboard with space for automatic washing machine. To the rear of the kitchen an opening leads into the sun room, which is flooded with light from the rear elevation windows and French doors leading to the garden along with high level windows to the side.

To the first floor there are three double bedrooms, the principle bedroom has a window to the rear elevation, whilst to the front is the fully tiled en-suite shower room, comprising large shower cubicle with glazed door and size panel, low level W.C. and twin wash hand basins. Bedroom two is located from the first-floor landing with window to the rear elevation whilst bedroom three, is also a double sized room with a window to the front, completing the first floor accommodation is the fully tiled family bathroom which comprises panel enclosed bath with shower over and glazed shower screen, low level W.C. and wash hand basin.

From the first floor landing a further staircase leads to the second floor where there are two further double bedrooms, which bedroom four has two roof lights to the rear elevation and dormer window to the front whilst bedroom five has a dormer window to the rear elevation.

Externally

Accessed over a block paved roadway and flanked by the Village green, access leads to the side of the property beneath the adjoining link to the rear parking courtyard, where an attached single garage is located with parking in front. Gated access leads into the rear garden which commences with a paved terrace to the immediate rear of the property, with the balance of the garden laid to lawn and enclosed by wood panel fencing.

Location

The picturesque village of Messing named as the Best Kept Village in Essex in 2007 and 2008 is surrounded by undulating countryside with a network of footpaths and bridleways, ideal for those looking to relax and enjoy countryside walks. Central to the village is popular public house The Old Crown along with the All Saints Parish Church. The village also benefits from an Ofsted rated Good Primary School, which is Academy sponsored by New Hall School, an outstanding independent boarding and day school at Chelmsford. Located just 2 miles from the centre of Tiptree, benefitting from two supermarkets along with a number of independent retailers. Kelvedon Station is located 2.7 miles from the property with its fast and frequent service to London Liverpool Street station in under an hour. Travelling by road, the city of Chelmsford is 14 miles to the South, whilst Colchester famed for its Roman settlement and Castle is some 9 miles to the North and awarded city status to mark the Platinum Jubilee of Queen Elizabeth II.

Services

Council Tax Band. E

Local Authority. Colchester City Council

Tenure. Freehold

EPC. D

Oil fired central heating

Mains electric

Mains Water

Main Sewerage

*Superfast broadband available in the area via Openreach with speeds up to 80mbs

*Mobile coverage is available from O2 network (Details obtained from Ofcom July 2024).

* Construction Type - We understand the property to be predominantly of brick construction, uPVC windows and doors.

*The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include steps.

*Flood risk in the property location is considered a high risk of surface water flood, and very low risk rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area July 2024).

Entrance Hall

Cloakroom

4'10" x 4'0" (1.47m x 1.22m)

Kitchen

12'8" x 9'5" (3.86m x 2.87m)

Utility Room

7'0" x 4'10" (2.13m x 1.47m)

Dining Room

12'5" plus bay x 10'6" (3.78m plus bay x 3.20m)

Sitting Room

17'8" x 10'6" (5.38m x 3.20m)

Bedroom One

13'0" x 9'6" (3.96m x 2.90m)

En-suite

9'6" x 5'10" (2.90m x 1.78m)

Bedroom Two

13'2" x 10'6" (4.01m x 3.20m)

Bedroom Three

11'5" x 9'8" (3.48m x 2.95m)

Bathroom

7'4" x 5'10" (2.24m x 1.78m)

Bedroom Four

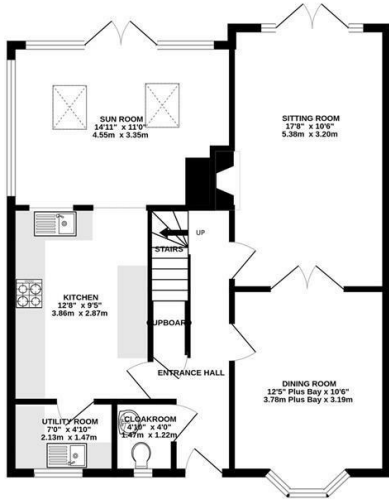
13'8" x 10'4" (4.17m x 3.15m)

Bedroom Five

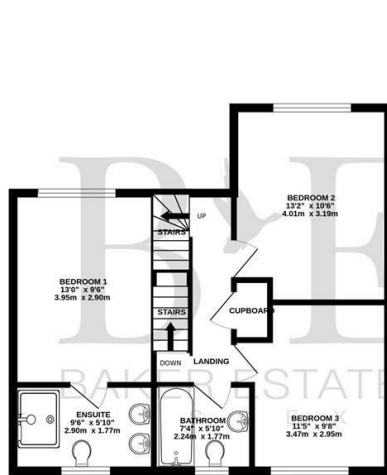
10'4" x 9'7" (3.15m x 2.92m)



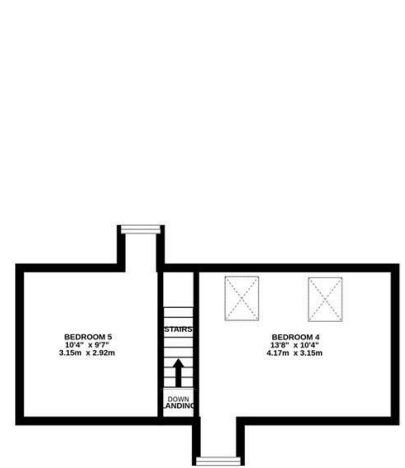
GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



2ND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		65	
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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	



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.