

Paul Mason Associates



High Street, Southminster, CM0 7AY  
Guide price £260,000

- No Onward Chain
- Spacious Accommodation Throughout
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Three Bedrooms
- Family Bathroom & W/C
- Secluded Rear Garden
- Off Road Parking
- EPC - TBC

No Onward Chain.....This well presented three bedroom semi-detached house is situated within the village of Southminster, a semi-rural location with the benefits of a train station with links to London Liverpool Street, the property is situated in a conveniently with easy access to shops, scenic walks, the local school and other amenities.

The accommodation includes a porch, large entrance hall, lounge/dining room, kitchen, utility room as well fitted bathroom to the ground floor. To the first floor the landing provides access to three bedrooms and a W/C. Externally the property is set back from the road with a low maintenance rear garden. The property benefits from one parking space to the front. Viewings come highly recommended to fully appreciate the property on offer..



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	80		
43			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

Part glazed entrance door to front. Double glazed windows to front and side. Wooden door leading to :-

#### Hallway

Stairs to first floor. Radiator. Doors to :-

#### Lounge/Diner

6.5m x 4.0m (21'3" x 13'1")  
Double glazed windows to front and rear. Two brick fireplaces. Radiator. Door to :-

#### Kitchen

4.8m x 1.8m (15'8" x 5'10")  
Window to side. Wooden part glazed door leading to rear garden. Wooden units fitted to eye and base level with stone effect work surfaces and inset sink with drainer. Tiled splashbacks. Four ring gas hob. Electric oven. Space for fridge-freezer. Inset spotlights. Tiled flooring. Radiator. Door to :-

#### Utility Room

2.8m x 1.8m (9'2" x 5'10")  
Window to side. Wooden units fitted to eye and base level with stone effect work surfaces with inset sink and drainer. Tiled

splashbacks. Space for dishwasher and washing machine. Tiled flooring. Radiator.

#### Ground Floor Family Bathroom

Obscure window to rear. Three piece suite comprising panelled bath with attachments, pedestal wash hand basin and low level WC. Part tiled walls.

### FIRST FLOOR

#### Landing

Double glazed window to rear. Stairs to ground floor. Doors to :-

#### Bedroom One

4.0m x 3.7m (13'1" x 12'1")  
Double glazed window to front. Wooden flooring. Radiator.

#### Bedroom Two

3.2m x 3.0m (10'5" x 9'10" )  
Double glazed window to rear. Storage cupboard. Wooden flooring. Radiator.

#### Bedroom Three

3.2m x 2.5m (10'5" x 8'2")  
Double glazed window to front. Storage cupboard. Radiator.

#### WC

Low level WC.

### EXTERIOR

#### Rear Garden

Paved low maintenance rear garden. Variety of decorative flowers and shrubs including a raised flower bed. Fenced to boundaries. Timber shed. Outside lighting. Outside water tap.

#### Frontage

Block paved driveway for one vehicle. Access to accommodation via entrance door. Outside lighting.

#### Property Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas Central Heating

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested

the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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