

Paul Mason Associates



Mountview Crescent, St. Lawrence, Essex, CM0 7NT

Offers in excess of £399,999



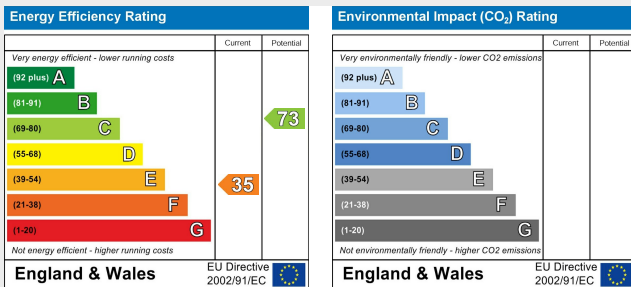
- Rare opportunity to acquire a building plot!
- 2 bedroom detached bungalow
- Private road
- Approximately 0.25 acre plot
- No onward chain
- In need of modernisation
- Potential for development subject to planning
- EPC - F

\*\*\*NO ONWARD CHAIN\*\*\* A rare opportunity to acquire a building plot of approximately 0.25 acres, located on a private road, and overlooking fields to the rear. The detached bungalow currently offers two bedrooms, a lounge, conservatory, kitchen and family bathroom. The property is in liveable condition, but would benefit from complete refurbishment internally and externally.

St. Lawrence is a sought after coastal Village, once a small fishing area but now being a well established location of mostly individual build detached properties. The location of this plot is close to the Village's amenities; two public houses, a popular sailing club, and the local shop is located at the top of Mountview Crescent. St Lawrence and the surrounding Dengie has risen in popularity in the last decade, with the attractive draw of being along the River Blackwater and the peacefulness of the Essex Countryside.

#### Planning

The Site does not currently have planning permission, however it has great potential for future development. The site is located on a private road and provides a rare opportunity to acquire a development opportunity, subject to planning permission..



### Distances

Ormiston Rivers  
Academy - 7.9 miles  
Southminster Railway  
Station - 6.0 miles  
Burnham-on-Crouch - 8.5  
miles  
Maldon Town Centre -  
13.1 miles  
Southend (London)  
Airport - 26.4 miles

All mileages are  
approximate.

### ACCOMODATION

#### GROUND FLOOR

##### Entrance Porch

Door to front. Windows  
to both sides. Perspex  
roof and door to:

##### Entrance Hall

Door to porch. Doors to :

##### Lounge/Diner

6.5m x 3.9m (21'3" x 12'9")  
Glazed window to sides  
and rear. Exposed  
beams. Feature brick  
fireplace with electric

fire. Door to  
conservatory.

##### Kitchen

Glazed window to front.  
Wooden units fitted to  
eye and base level with  
laminated work surfaces.  
Inset stainless steel sink  
with drainer and mixer  
taps. Space for washing  
machine and cooker with  
extractor hood over. Tiled  
splashback.

##### Bathroom

Obscure window to side  
and rear. Tiled walls and  
flooring. Suite comprising  
bath, wash hand basin  
with storage below and  
low level WC.

##### Bedroom One

3.5m x 2.8m (11'5" x 9'2")  
Glazed window to front.  
Exposed beams.

##### Bedroom Two

3.3m x 2.8 (10'9" x 9'2")  
Dual aspect glazed  
window to front and side.

### Conservatory

5.7m x 2m (18'8" x 6'6" )  
Windows to all sides.  
French doors into rear  
garden.

### EXTERIOR

#### Gardens

Externally the plot  
measures approximately  
0.25 acres and is laid to  
lawn with various flower  
and shrub borders. Field  
views to rear. Fenced to  
rear and side  
boundaries. Outside tap  
and lighting.

#### Parking

Paved driveway  
providing off street  
parking for multiple  
vehicles.

#### Services

Gas- N/A  
Electric- Mains  
Water- Mains  
Drainage- Cess Pit  
Heating- Electric Central  
Heating

Local Authority - Maldon  
District Council - Tax  
Band - TBC

### Viewings

Strictly by appointment  
only through the selling  
agent Paul Mason  
Associates on 01621  
742310.

### 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.





**Paul Mason** Associates

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Paul Mason Associates Limited Registered in England Number - 6767946  
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