

Paul Mason Associates



Princes Avenue, Southminster, Essex, CM0 7HB

Guide price £300,000

- No Onward Chain
- In Need Of Modernization
- Three Bedrooms
- Family Bathroom
- Two Reception Rooms
- Village Location
- Garage & Workshop
- Large Rear Graden
- Frontage & Driveway
- EPC - TBC

No Onward Chain....This three bedroom semi detached house is in need of complete modernisation throughout. The property is located in a pleasant and private no through road. This property boasts a driveway providing off-road parking for numerous vehicles and a single garage.

The accommodation comprises a hallway, lounge, fitted kitchen, dining room, utility area and a storage room. To the first floor there is a landing providing access to three bedrooms and a fitted three piece bathroom suite. To the rear, there is a large garden which is mainly laid to lawn. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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.

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



GROUND FLOOR

Hallway

3.7 x 2 (12'1" x 6'6")

Lounge

3.8 x 3.5 (12'5" x 11'5")

Kitchen

3.5 x 3 (11'5" x 9'10")

Dining Room

3.6 x 2.7 (11'9" x 8'10")

Utility Room

2.5 x 2.2 (8'2" x 7'2")

Storage Room

2.4 x 2 (7'10" x 6'6")

FIRST FLOOR

Landing

2.4 x 3.4 (7'10" x 11'1")

Master Bedroom

3.8 x 3.4 (12'5" x 11'1")

Bedroom Two

3.8 x 3.4 (12'5" x 11'1")

Bedroom Three

3 x 2.3 (9'10" x 7'6")

Family Bathroom

2.2 x 2.1 (7'2" x 6'10")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority -Maldon

Agents Notes

Please note: The photographs currently displayed have been edited for marketing purposes, with the removal of the majority of the sellers personal items, to give potential interested parties a better idea of the space on offer.

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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