

Paul Mason Associates

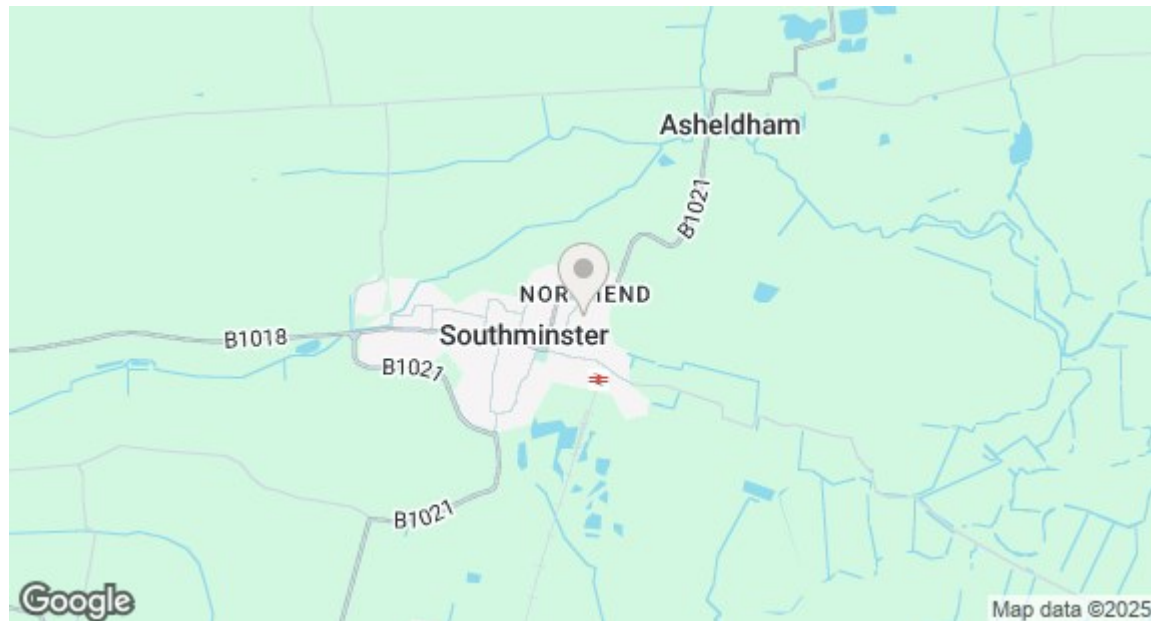


New Moor Crescent, Southminster, CM0 7DJ
Offers in excess of £350,000

- Three Good Sized Bedrooms
- Spacious Accommodation Throughout
- Lounge and Dining Room
- Newly Fitted Windows & External Doors Throughout
- Lounge with Bi-Fold Doors Leading to Rear Garden
- Cloakroom
- Large Rear Garden
- Block Paved Driveway & Single Garage
- Close to Local Amenities
- EPC - C

**** No Onward Chain **** This newly decorated and 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 which is a few minutes walk from the property with links to London Liverpool Street, the property is situated within easy access to shops, scenic walks, the local school and other amenities.

The accommodation comprises a generous hallway, lounge with bi-fold doors leading to the rear garden, dining room, fitted kitchen/breakfast room and a cloakroom. To the first floor, there is a landing providing access to a fully boarded loft via bespoke loft ladder and three bedrooms, family bathroom and a separate W/C. To the rear, the garden measures approximately 70ft which is mainly laid to lawn with a variety of decorative flowers, trees and shrubs as well as a greenhouse and numerous outbuildings to remain. To the front of the property there is a block paved driveway with parking for numerous vehicles with access to a single garage with power and light connected. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81 plus) A
(81-91) B			(61-81) B
(69-80) C			(50-60) C
(55-68) D			(39-49) D
(39-54) E			(21-38) F
(21-38) F			(1-20) G
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
	69	81	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

ACCOMMODATION

GROUND FLOOR

Hallway

4.0m x 2.7m (13'1" x 8'10")

Cloakroom

1.6m x 1.4m (5'2" x 4'7")

Kitchen

4.3m x 2.8m (14'1" x 9'2")

Dining Room

4.2m x 2.8m (13'9" x 9'2")

Lounge

4.3m x 3.7m (14'1" x 12'1")

FIRST FLOOR

Landing

4.0m x 1.7m (13'1" x 5'6")

Bedroom One

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

Bedroom Two

3.9m x 2.7m (12'9" x 8'10")

Bedroom Three

2.8m x 2.2m (9'2" x 7'2")

Bathroom

2.0m x 1.7m (6'6" x 5'6")

WC

1.6m x 1.0m (5'2" x 3'3")

EXTERIOR

Rear Garden with Outbuildings

Frontage

Single Garage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority -Maldon District Council

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Ground Floor



First Floor



Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Plan produced using PlanUp.



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