

Paul Mason Associates



Bramley Way, Mayland, CM3 6ER
Guide Price £325,000 - £350,000

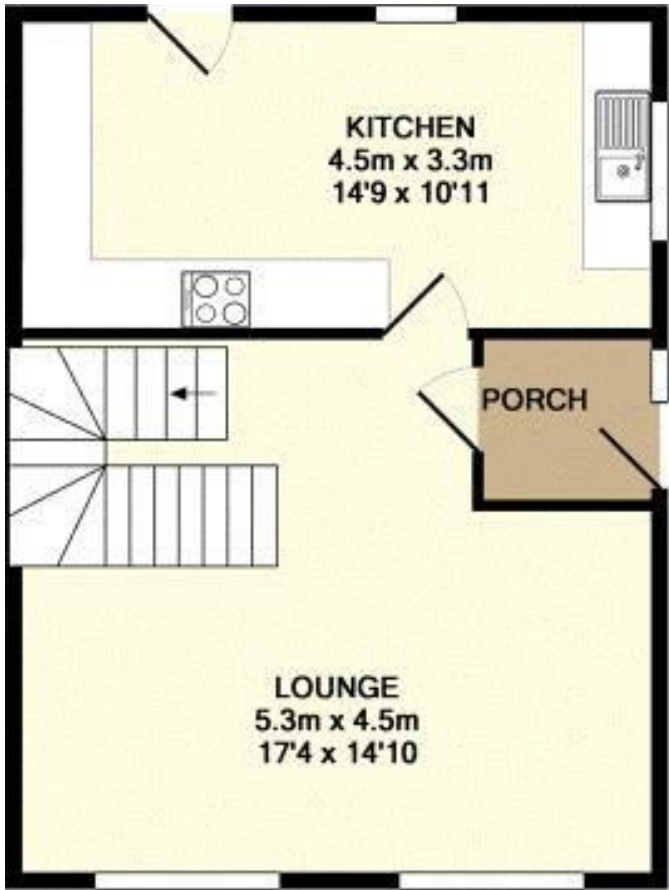
- Driveway Parking
- Garage
- En-Suite to Bedroom One
- Entrance Porch
- Kitchen/Dining Room
- Lounge with Feature Fireplace
- Secluded Rear Garden
- Waterside Village Location
- Semi-Detached
- EPC - C

GUIDE PRICE - £325,000-£350,000.....This wonderful three bedroom family home is located in the sought after waterside village Mayland.

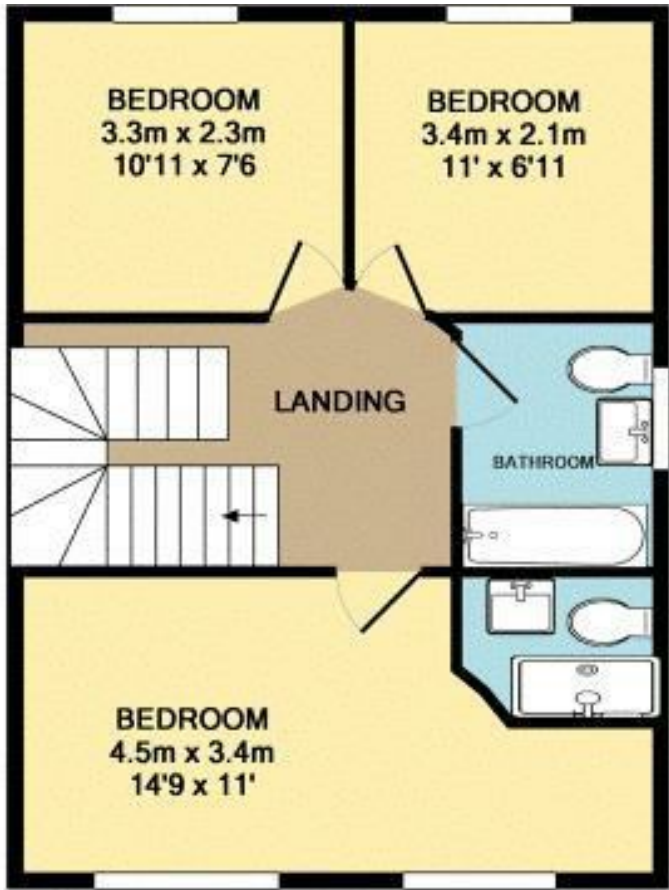
Mayland is situated on the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The property accommodation commences a convenient entrance porch, a good size lounge with two windows allowing in plenty of natural light and a kitchen with dining space which benefits from French doors leading out to the rear garden. To the first floor, there is a landing providing access to the three bedrooms and family bathroom, with bedroom one benefitting from an en-suite shower room.

Externally, the property is set back from the road with a generous driveway providing off road parking for numerous vehicles and access to the garage. To the rear, the garden is mainly laid to lawn with a paved patio and pathway leading to the rear where there is a decked seating area under the pergola. Viewing comes highly recommended to appreciate the property on offer.



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <div>Not energy efficient - higher running costs</div> </div> <div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <div>Not environmentally friendly - higher CO₂ emissions</div> </div>			
	88		
	69		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

ACCOMMODATION

GROUND FLOOR

Entrance Porch

1.5m x 1.2m (4'11" x 3'11")

Lounge

5.3m x 4.5m (17'4" x 14'9")

Kitchen/Dining Room

4.5m x 3.3m (14'9" x 10'9")

FIRST FLOOR

Landing

Bedroom One

4.5m x 3.4m (14'9" x 11'1")

En-Suite

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

Bedroom Two

3.3m x 2.3m (10'9" x 7'6")

Bedroom Three

3.4m x 2.1m (11'1" x 6'10")

Family Bathroom

1.9m x 1.6m (6'2" x 5'2")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

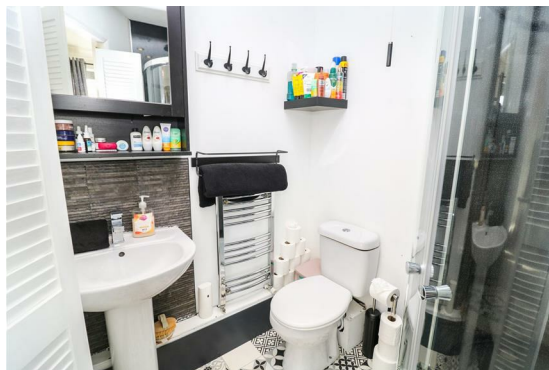
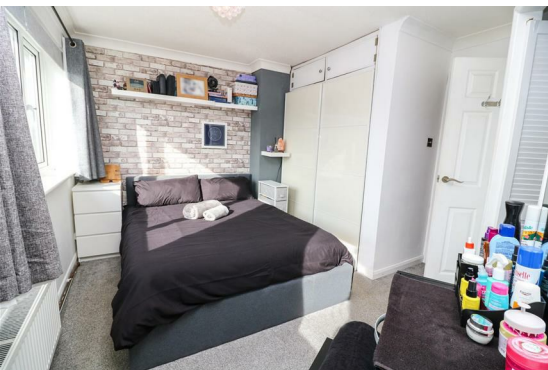
Viewings

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.



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