

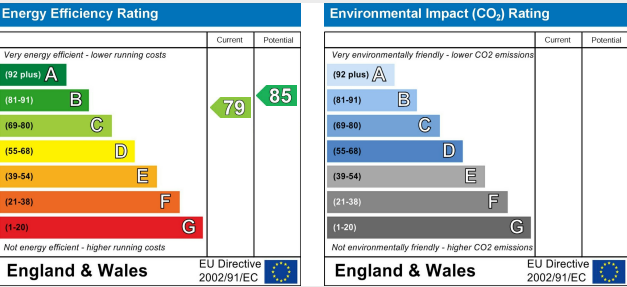
Paul Mason Associates



New Moor Crescent, Southminster, CM0 7DJ

Guide price £350,000

- No Onward Chain
- Extended Three Bedroom Semi-Detached Family Home
- Guide Price £350,000 - £375,000
- Spacious Accommodation Throughout
- Re-Fitted Kitchen
- Three Reception Rooms & Conservatory
- Cloakroom
- Shower/Utility Room
- Extensive Off Road Parking & Garage
- EPC - C



No Onward Chain.....GUIDE PRICE £350,000 - £375,000.....This well presented EXTENDED 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, dining room, play room/study, conservatory, re-fitted kitchen, shower room/utility room and a cloakroom. To the first floor, there is a landing providing access to three bedrooms and a fitted family bathroom. 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 generous timber shed to remain. To the front of the property there is a large 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.



GROUND FLOOR

Entrance Hall

Shower/Utility Room

Cloakroom

Living Room

4.27m x 3.71m (14'0" x 12'2")

Play Room/Study

4.22m x 2.72m (13'10" x 8'11")

Dining Room

4.78m x 4.29m (15'8" x 14'0" )

Kitchen

4.27m x 2.08m (14'0" x 6'9")

Conservatory

4.50m x 2.34m (14'9" x 7'8" )

FIRST FLOOR

Landing

Bedroom One

3.48m x 2.26m (11'5" x 7'4" )

Bedroom Two

3.91m x 2.69m (12'9" x 8'9" )

Bedroom Three

2.74m x 2.13m (8'11" x 6'11" )

Family Bathroom

EXTERIOR

Rear Garden

Frontage

Garage

Agents Notes

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

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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