

Paul Mason Associates



Crown Way, Southminster, CM0 7AP

Guide price £375,000

- No Onward Chain
- Refurbished Throughout
- Newly Fitted Kitchen
- Newly Fitted Family Bathroom
- New Windows & External Entrance Door
- Four Bedroom House
- Generous Secluded Rear Garden
- Extensive Block Paved Driveway & Detached Garage
- Viewing Advised
- EPC - TBC

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	

****GUIDE PRICE £375,000 - £400,000**** No Onward Chain... This four bedroom property benefits from being fully renovated throughout, including internal oak doors, a new heating system, new windows, external doors and rewiring.

Located in the village of Southminster, this property is set back from the road with a generous block paved driveway providing off road parking for numerous vehicles with access to the car port and detached single garage. The accommodation comprises an entrance hall with stairs to the first floor and doors to the lounge which boasts a large window allowing plenty of natural light in and the re-fitted kitchen/breakfast room with ample space for a dining table and French doors out to the rear garden. To the first floor there is a landing providing access to the newly fitted bathroom suite and four bedrooms. To the rear of the property is a 70ft (approx.) rear garden which consists of a sandstone paved patio seating area with the remainder laid to lawn and a side gate providing access to the frontage.

Southminster is a semi-rural village in the Dengie Peninsula area, popular with commuters due to its train station with links to London. The village also benefits from scenic walks, a primary school, tennis and football club, swimming pool, various shops, restaurants and public houses, something for everyone and ideal for families. The local towns are Burnham-On-Crouch which is within 3 miles, Maldon and South Woodham Ferrers both within 12 miles. The village has many character properties, cottages and Victorian residence. Historically the village was known for its annual horse market, and in the centre, St Leonards Church at the heart of the village dates back to the 15th century.

Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
4.0m x 3.8m (13'1" x 12'5")

Kitchen/Breakfast Room
5.6m x 3.0m (18'4" x 9'10")

FIRST FLOOR

Landing

Bedroom One
4.0m x 3.3m (13'1" x 10'9")

Bedroom Two
3.0m x 2.9m (9'10" x 9'6")

Bedroom Three
4.9m x 2.2m (16'0" x 7'2")

Bedroom Four
2.3m x 2.1m (7'6" x 6'10")

Family Bathroom

EXTERIOR

Detached Single Garage
Rear Garden

Frontage

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Air Source Heating

Local Authority - Maldon District Council

Agent Notes
Under Section 21 of the 1979 Estate Agents Act, we must declare that the vendor of this property is an employee of Paul Mason Associates.

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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