

Paul Mason Associates



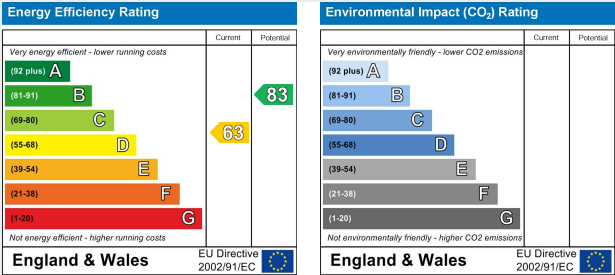
Nipsells Chase, Mayland, CM3 6EH
Offers in excess of £350,000

- Link-Detached Bungalow
- Approx. 80ft Mature Rear Garden
- Garage
- Lounge/Dining Room
- Home Office
- Well Presented Throughout
- Two Bedrooms
- Waterside Village Location
- Driveway Providing Ample Off-Road Parking
- EPC - TBC

This well presented two bedroom link-detached bungalow is located in the popular waterside village of Mayland. The village is part of 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 accommodation commences an entrance hall with access to the three piece bathroom suite, two bedrooms and the lounge which benefits from French doors opening to the rear garden. The kitchen has a large double glazed window allowing in plenty of natural light and conveniently, there is an external door to the side allowing access to the rear garden and frontage of the property.

Externally to the rear of the property, there is a generous and well maintained mature rear garden approximately 80ft in length which provides access to the home office situated to the rear of the garage. To the front of the property there is off road parking for numerous vehicles on the driveway with the remainder laid to lawn with mature trees and shrubs. There is also access to the garage via the up and over door. Viewing comes highly recommended to appreciate the property on offer.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge/Diner

5.3m x 3.6m (17'4" x 11'9")

Kitchen

3.6m x 2.9m (11'9" x 9'6")

Bedroom One

3.6m x 3.5m (11'9" x 11'5")

Bedroom Two

3.1m x 2.6m (10'2" x 8'6")

Bathroom

EXTERIOR

Home Office

Garage

Rear Garden

Frontage

Property Services

Gas - Gas Central Heating

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Mains

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.



Floor Plan



Paul Mason Associates

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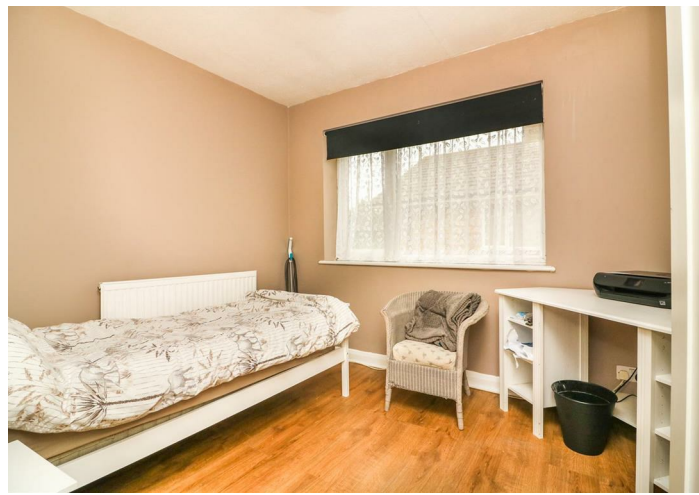
Bruce House
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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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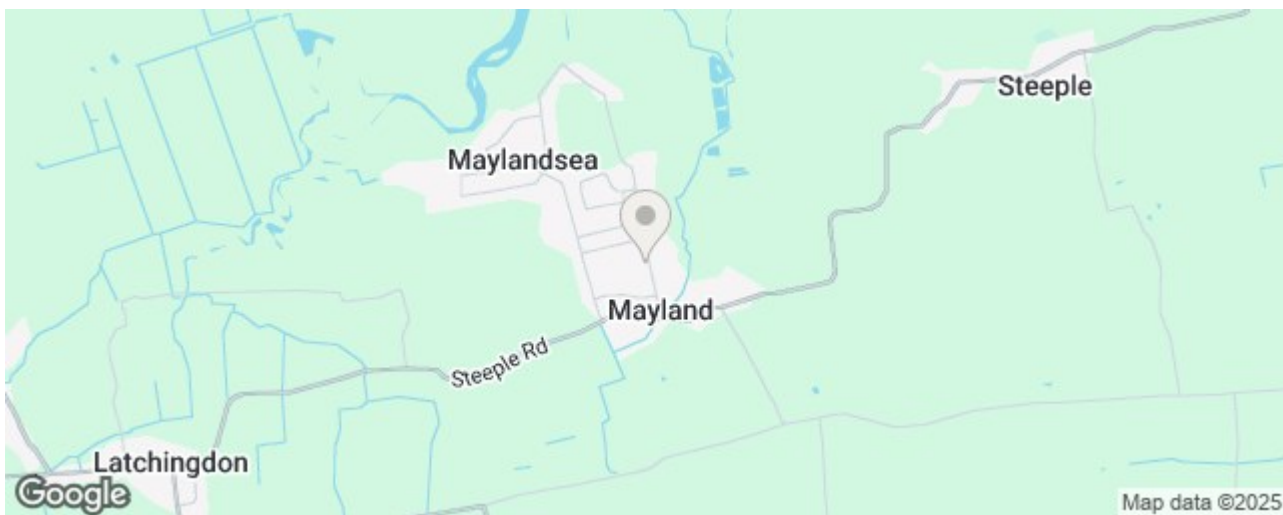
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