

Paul Mason Associates



Queenborough Road, Southminster, Essex, CM0 7AD

Guide Price £325,000 - £350,000

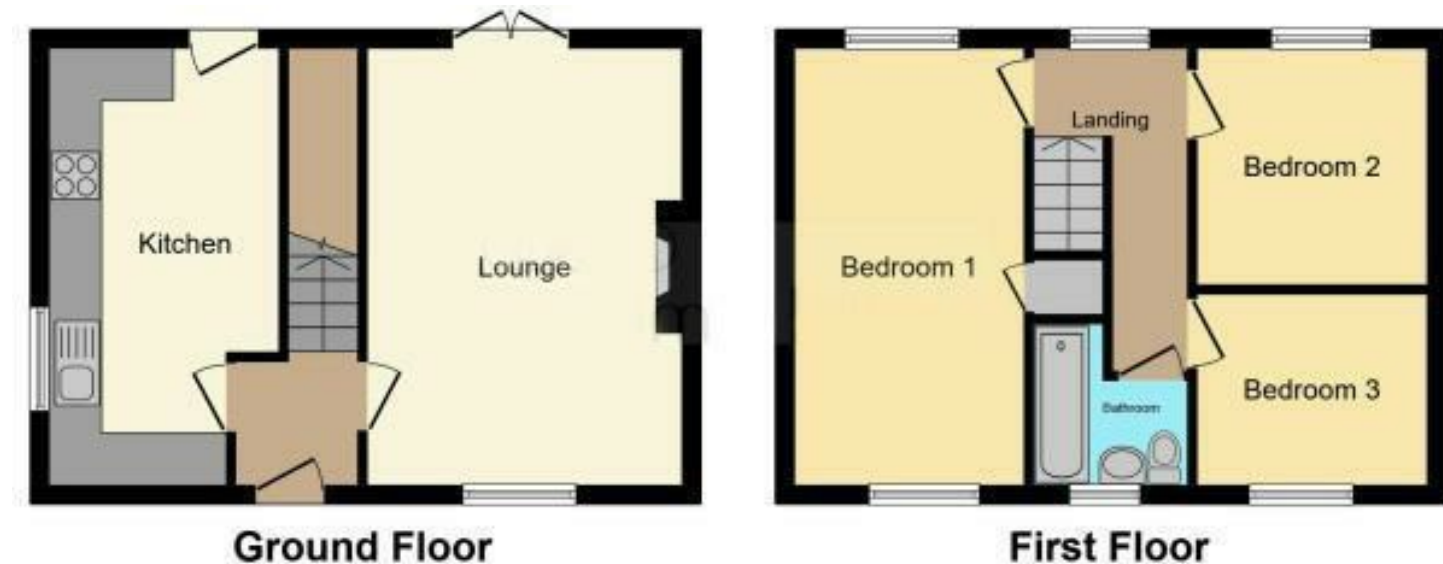
- Popular and sought after position
- Good size plot measuring approx 175' x 33'
- Three bedroom semi detached house
- 16'5 x 11'10 dual aspect lounge
- Spacious fitted kitchen/dining room
- Large driveway providing ample off street parking
- Useful outside office/multi purpose room, with power and light connected plus separate workshop
- 110' x 33' secluded and well maintained rear garden
- Viewing strongly advised
- EPC - E

Guide Price £325,000 - £350,000Situating in a popular location within the desirable village of Southminster, is this well presented three bedroom semi detached house, boasting a generous plot of approx 175' x 33'.

The property has been well maintained by the present sellers with the accommodation comprising a 16'5 x 8'7 master bedroom, two further bedrooms, first floor bathroom, 16'5 x 11'10 dual aspect lounge with fitted multi fuel burner and spacious fitted kitchen/dining room.

To the outside there is a secluded and well maintained approx 110' x 33' rear garden with outside office/multi purpose room with power and light connected, separate workshop plus useful outside storage areas and a large driveway to front providing ample off street parking.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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			
	87		
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales EU Directive 2002/91/EC			

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge

5.01m x 3.61m (16'5" x 11'10")

Kitchen/Dining Room

5.01m x 2.63m (16'5" x 8'7")

FIRST FLOOR

Bedroom One

5.01m x 2.63m (16'5" x 8'7")

Bedroom Two

2.78m x 2.75m (9'1" x 9'0")

Bedroom Three

2.56m x 2.16m (8'4" x 7'1")

Bathroom

Landing

EXTERIOR - Total Plot Measuring Approx 175' x 33'

Large Driveway Providing Ample Parking

Approx 110' x 33' Secluded Rear Garden

Outside Office - Power & Light Connected

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Maldon District
Council

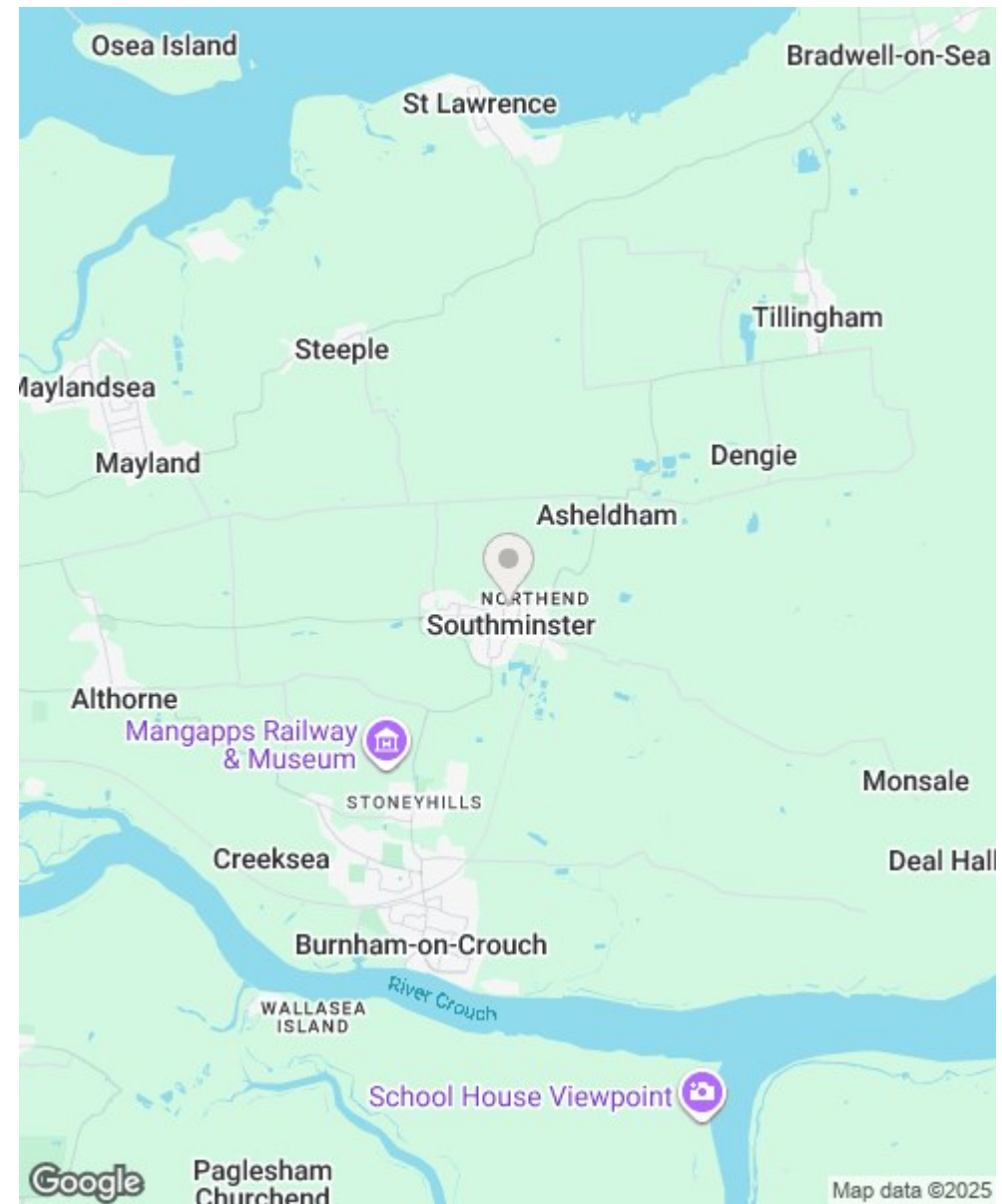
Viewings

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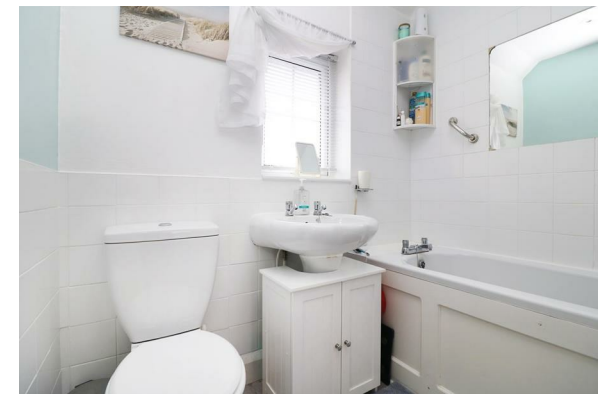
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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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