

Paul Mason Associates



Queenborough Road, Southminster, Essex, CM0 7AD

Guide Price £335,000 - £350,000



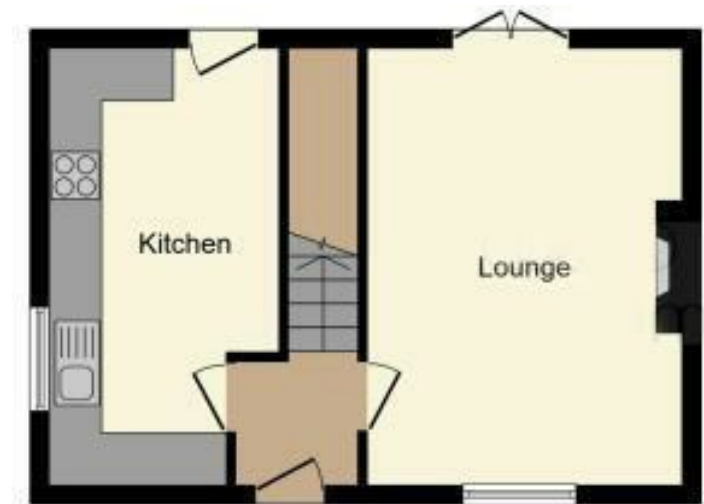
- Popular and sought after position
- Good size plot measuring approx 175' x 33'
- Three bedroom semi detached house
- 16'5 x 11'10 dual aspect lounge
- Spacious fitted kitchen/dining room
- Large driveway providing ample off street parking
- Useful outside office/multi purpose room, with power and light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

\*\*\*Guide Price £335,000 - £350,000\*\*\* .....Situating 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.



Ground Floor



First Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	87		
	49		
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

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](http://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

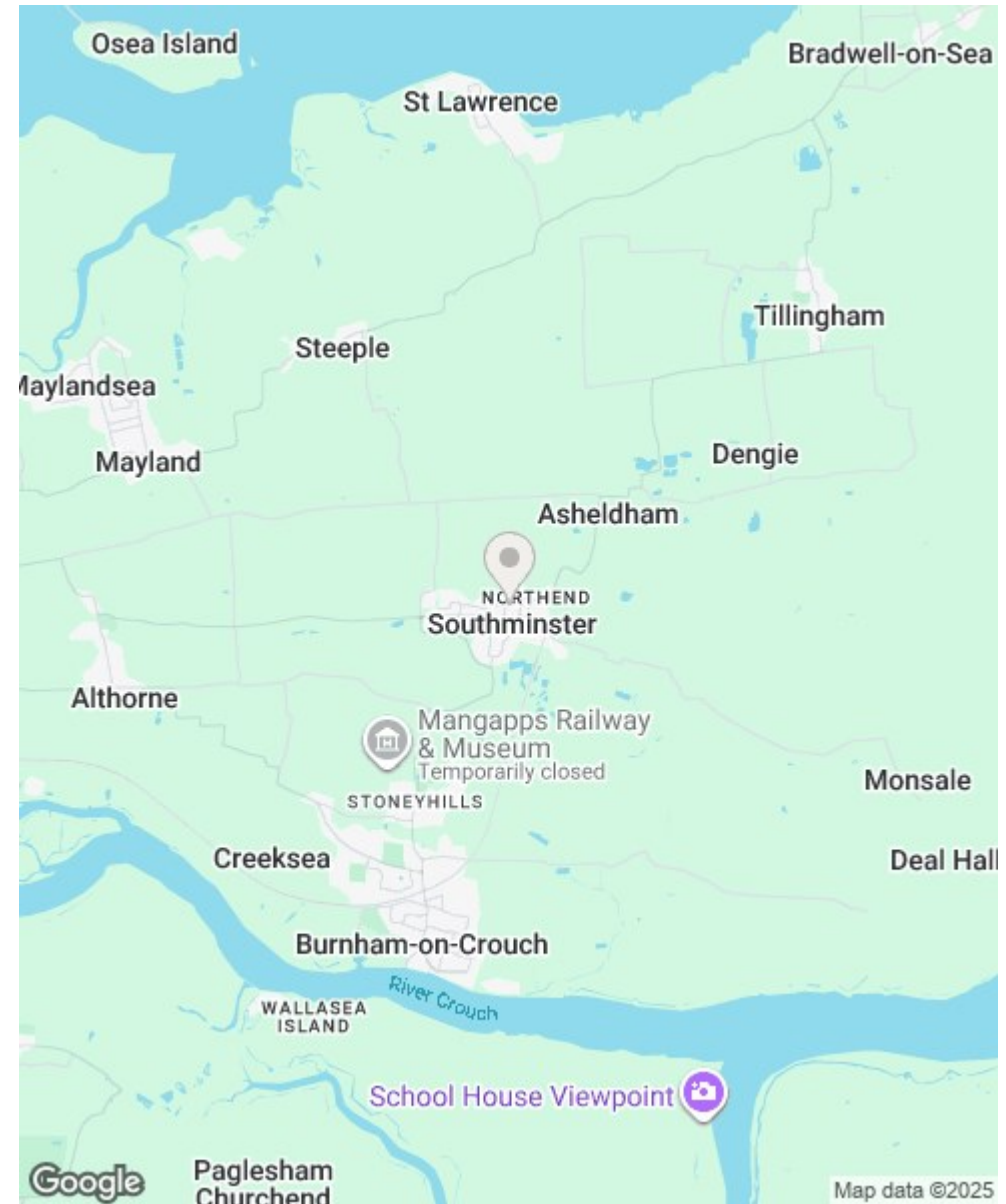
Local Authority - Maldon District  
Council

### 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.







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