

Paul Mason Associates



Mountview Crescent, St. Lawrence, Essex, CM0 7NT
Offers in excess of £399,999

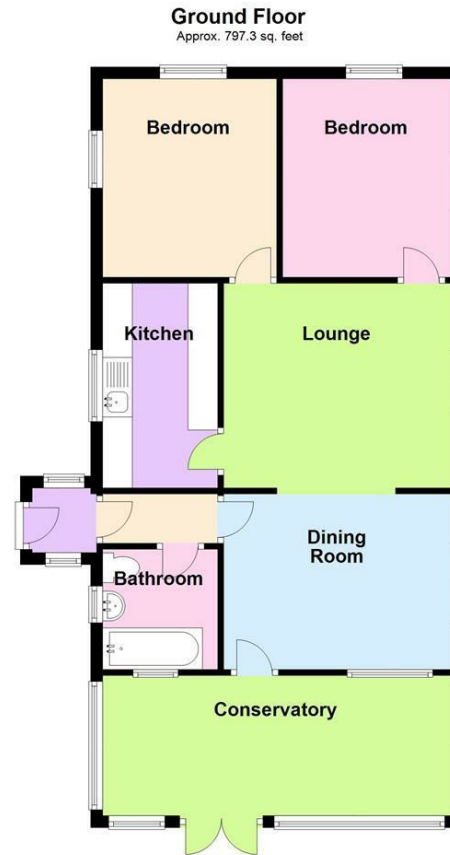
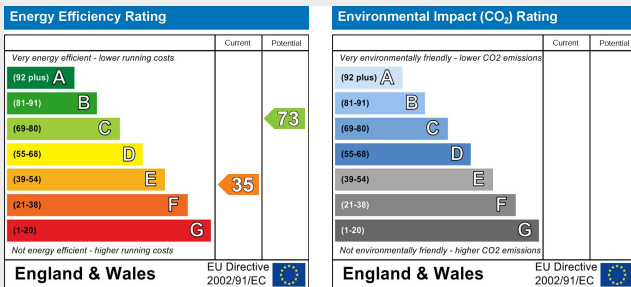
- Rare opportunity to acquire a building plot!
- 2 bedroom detached bungalow
- Private road
- Approximately 0.25 acre plot
- No onward chain
- In need of modernisation
- Potential for development subject to planning
- EPC - F

NO ONWARD CHAIN A rare opportunity to acquire a building plot of approximately 0.25 acres, located on a private road, and overlooking fields to the rear. The detached bungalow currently offers two bedrooms, a lounge, conservatory, kitchen and family bathroom. The property is in liveable condition, but would benefit from complete refurbishment internally and externally.

St. Lawrence is a sought after coastal Village, once a small fishing area but now being a well established location of mostly individual build detached properties. The location of this plot is close to the Village's amenities; two public houses, a popular sailing club, and the local shop is located at the top of Mountview Crescent. St Lawrence and the surrounding Dengie has risen in popularity in the last decade, with the attractive draw of being along the River Blackwater and the peacefulness of the Essex Countryside.

Planning

The Site does not currently have planning permission, however it has great potential for future development. The site is located on a private road and provides a rare opportunity to acquire a development opportunity, subject to planning permission.



Total area: approx. 797.3 sq. feet

Distances

Ormiston Rivers Academy - 7.9 miles

Southminster Railway Station - 6.0 miles

Burnham-on-Crouch - 8.5 miles

Maldon Town Centre - 13.1 miles

Southend (London) Airport - 26.4 miles

All mileages are approximate.

ACCOMODATION

GROUND FLOOR

Entrance Porch

Door to front. Windows to both sides. Perspex roof and door to:

Entrance Hall

Door to porch. Doors to :

Lounge/Diner

6.5m x 3.9m (21'3" x 12'9")
Glazed window to sides and rear. Exposed beams. Feature brick fireplace with electric fire.
Door to conservatory.

Kitchen

Glazed window to front. Wooden units fitted to eye and base level with laminate work surfaces.
Inset stainless steel sink with drainer and mixer taps. Space for washing machine and cooker with extractor hood over.
Tiled splashback.

Bathroom

Obscure window to side and rear. Tiled walls and flooring.
Suite comprising bath, wash hand basin with storage below and low level WC.

Bedroom One

3.5m x 2.8m (11'5" x 9'2")
Glazed window to front. Exposed beams.

Bedroom Two

3.3m x 2.8 (10'9" x 9'2")
Dual aspect glazed window to front and side.

Conservatory

5.7m x 2m (18'8" x 6'6")
Windows to all sides. French doors into rear garden.

EXTERIOR

Gardens

Externally the plot measures approximately 0.25 acres and is laid to lawn with various flower and shrub borders. Field views to rear. Fenced to rear and side boundaries. Outside tap and lighting.

Parking

Paved driveway providing off street parking for multiple vehicles.

Services

Gas- N/A

Electric- Mains

Water- Mains

Drainage- Cess Pit

Heating- Electric Central

Heating

Local Authority - Maldon District

Council - Tax Band - TBC

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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





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