

Paul Mason Associates



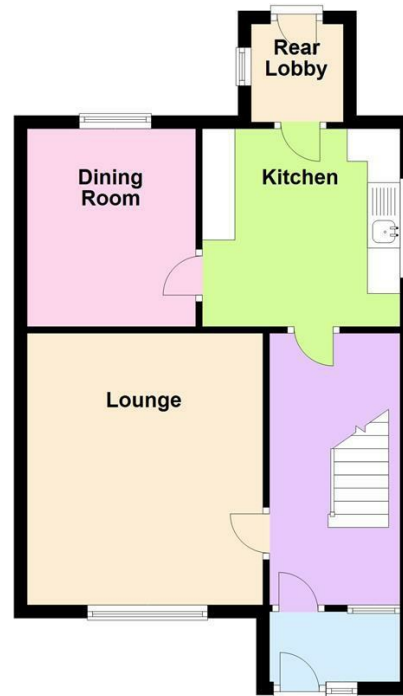
Manor Road, Nounsley, Hatfield Peverel, Essex, CM3 2LZ

Guide Price £325,000 - £350,000

- No onward chain
- Highly sought after location
- Corner plot offering ample space to extend subject to any required planning consent
- Three bedrooms
- Lounge and separate dining room
- Fitted kitchen
- In need of modernisation throughout
- Hatfield Peverel Primary School - 0.9 miles and Train Station - 1.6 miles
- EPC - E

Guide Price £325,000 - £350,000.....Situated in a highly sought after location, close to nearby countryside offering an array of amazing walks, is this three bedroom semi detached house being in need of modernisation throughout. The property is ideally situated on a corner plot with ample scope to extend and improve, subject to any required planning consent. The current accommodation comprises three bedrooms, first floor bathroom, lounge and separate dining room, spacious entrance hall and fitted kitchen. The property is being offered for sale with the benefit of NO ONWARD CHAIN and is conveniently positioned approx 0.9 miles from Hatfield Peverel Primary School and 1.6 miles from the Train Station. Keys held for viewing appointments - Call now for more details.

Ground Floor
Approx. 498.5 sq. feet



First Floor
Approx. 448.8 sq. feet



Total area: approx. 947.3 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

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	
	70
	41
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

Distances

Hatfield Peveler Primary School - 0.9 miles
Hatfield Peveler Railway Station - 1.6 miles
A12 Southbound - 2.0 miles
A12 Northbound - 1.3 miles
Chelmsford City Centre - 8 miles

All distances are approximate.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

UPVC obscure double glazed entrance door. Double glazed windows to side and front. Obscure glazed door and full height side screen to :-

Entrance Hall

Stairs to first floor. Radiator. Tiled flooring.

Lounge

4.13m x 3.61m (13'6" x 11'10")
Double glazed window to front. Coved ceiling. Radiator. Fitted feature fire (not working).

Kitchen

3.05m x 2.99m (10'0" x 9'9")
Window to side and door to rear leading to small lobby. A range of fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Built-in under stairs storage cupboard. Space for cooker. Space for fridge. Wall mounted calor gas boiler. Coved ceiling. Radiator. Part tiled walls.

Dining Room

3.05m x 2.57m (10'0" x 8'5")
Double glazed window to rear. Radiator. Coved ceiling.

FIRST FLOOR

Bedroom One

4.15m x 2.88m (13'7" x 9'5")
Double glazed window to front. Radiator. Fitted wardrobes to one wall.

Bedroom Two

3.83m x 3.03m (12'6" x 9'11")
Double glazed window to rear. Radiator.

Bedroom Three

2.87m x 2.71m max (9'4" x 8'10" max)
Double glazed window to

front. Radiator. Built-in bulkhead storage cupboard.

Bathroom

Obscure double glaze window to rear. Suite comprising panelled bath with shower over. Vanity wash and basin with storage below. Low-level WC. Part tiled walls. Radiator.

Landing

Double glaze window to side. Airing cupboard housing lagged hot water cylinder. Stairs to ground floor. Access to loft area.

EXTERIOR

Front and Side Garden

Lawned gardens to front and side with various flowers and shrubs. Dwarf brick wall to boundaries. Gate to side leading to rear garden.

Rear Garden

A secluded lawned garden with various mature flowers and shrubs. Timber framed shed to remain. Gate leading to the rear of the garden/parking area. Greenhouse.

Garage

A detached garage in poor condition.

Services

Calor gas central heating. Mains water supply and drainage.

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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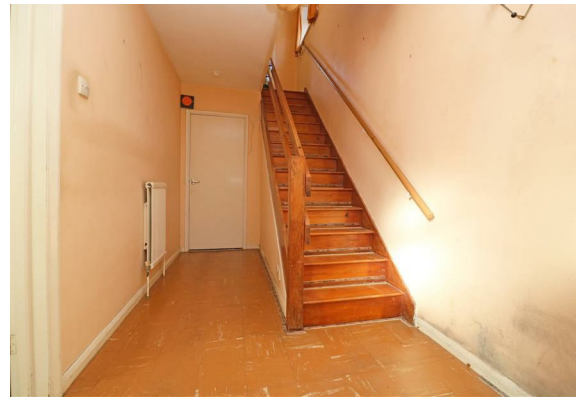
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