

Paul Mason Associates



Queen Street, Southminster, CM0 7BB  
Offers in excess of £475,000

- Detached Victorian House
- Spacious Accommodation Throughout
- Three Bedrooms
- Re-Fitted Family Bathroom
- Re-Fitted Kitchen/Breakfast Room
- Three Reception Rooms
- Utility Room
- Secluded Rear Garden
- Off Road Parking
- EPC - D

This delightful three bedroom detached Victorian House is situated within the village of Southminster, a semi-rural location with the benefits of a train station with links to London Liverpool Street, the property is situated in a convenient location with easy access to shops, scenic walks, the local school and other amenities.

The accommodation consists of an entrance hall, study, lounge, dining room, re-fitted kitchen/breakfast room, utility and cloakroom to the ground floor with stunning period featured including beautiful cast iron fireplaces and decorative coving. To the first floor, there are three bedrooms and a fitted family bathroom. To the rear of the property is a well maintained rear garden with a sandstone patio seating area and the remainder laid to lawn with a decorative flower bed to one side. To the front there is driveway with parking for three vehicles. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	83		
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>		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 energy efficient - higher running costs <b>England &amp; Wales</b> EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions <b>England &amp; Wales</b> EU Directive 2002/91/EC	

## Distances

Southminster Train Station - 0.6 miles

Southminster Primary School - 0.4 miles

Ormiston Rivers Academy - 2.3 miles

Maldon High Street - 10.1 miles

Chelmsford City Centre - 18.4 miles

Southend Airport - 23.8 miles

All mileages are approx.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Wooden entrance door to front. Obscure window to front. Coved ceiling. Original wooden banister enclosing stairs to first floor. Storage cupboard. Radiator. Doors to :-

#### Lounge

4.7m x 3.8m (15'5" x 12'5")

Double glazed bay window to front. Double glazed window to side. Coved ceiling. Cast iron

mantle with feature log burner. Radiator.

#### Study

2.5m x 1.5m (8'2" x 4'11")

Double glazed window to side. Wood effect flooring. Radiator.

#### Dining Room/Reception Room Two

4.2m x 3.8m (13'9" x 12'5")

Double glazed window to side. Coved ceiling. Cast iron mantle with feature log burner. Radiator.

#### Kitchen/Breakfast Room

5.4m x 4.0m (17'8" x 13'1")

Double glazed windows to side. Double glazed French doors leading to rear garden. Inset spotlights. Wood effect flooring. Radiator. Refitted green units to eye and base level with solid oak work surfaces and matching upstands. Inset sink and drainer. Integrated four ring induction hob, two single ovens, fridge, dishwasher and wine cooler. Door to :-

#### Utility Room

2.2m x 1.1m (7'2" x 3'7" )

Cream units fitted to eye and base level with solid oak work surfaces. Space for fridge-freezer, washing machine and dryer. Access to loft space. Tiled flooring. Radiator.

#### Cloakroom

Double glazed window to side. Inset spotlights. Two piece suite comprising concealed WC and vanity wash hand basin. Part tiled walls. Tiled flooring. Radiator.

### FIRST FLOOR

#### Landing

Double glazed window to side. Original wooden banister enclosing stairs to ground floor. Coved ceiling. Access to loft space. Radiator. Doors to :-

#### Bedroom One

4.6m x 4.0m (15'1" x 13'1" )

Dual aspect double glazed windows to front and side. Coved ceiling. Built in storage cupboard. Radiator.

### Bedroom Two

3.6m x 3.3m (11'9" x 10'9")

Dual aspect double glazed windows to rear and side. Coved ceiling., Storage cupboard. Wood effect flooring. Radiator.

### Bedroom Three

2.3m x 1.8m (7'6" x 5'10" )

Double glazed window to front. Radiator.

### Family Bathroom

Obscure double glazed window to side. Four piece suite comprising panelled bath, shower cubicle, low level WC and pedestal wash hand basin. Inset spotlights. Part tiled walls. Wood effect flooring. Heated towel rail.

## EXTERIOR

### Rear Garden

Commencing a large sandstone patio seating area with the remainder laid to lawn. Decorative flower bed. Side gate providing access to frontage. Large workshop. Outside lighting. Three double outside power points. Water tap.

### Frontage

Shingle driveway providing off-road parking for three vehicles with the remainder laid to lawn. Access to rear garden via side gate. Outside lighting.

### 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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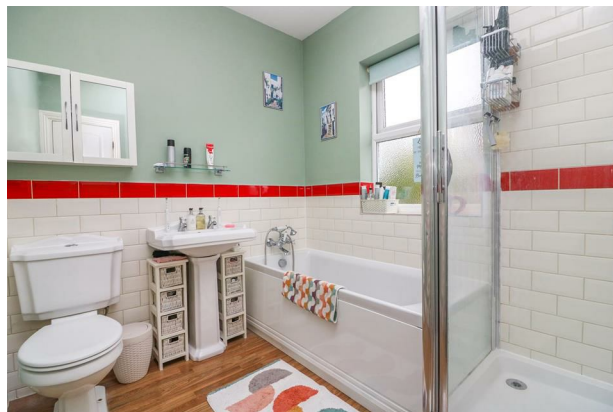
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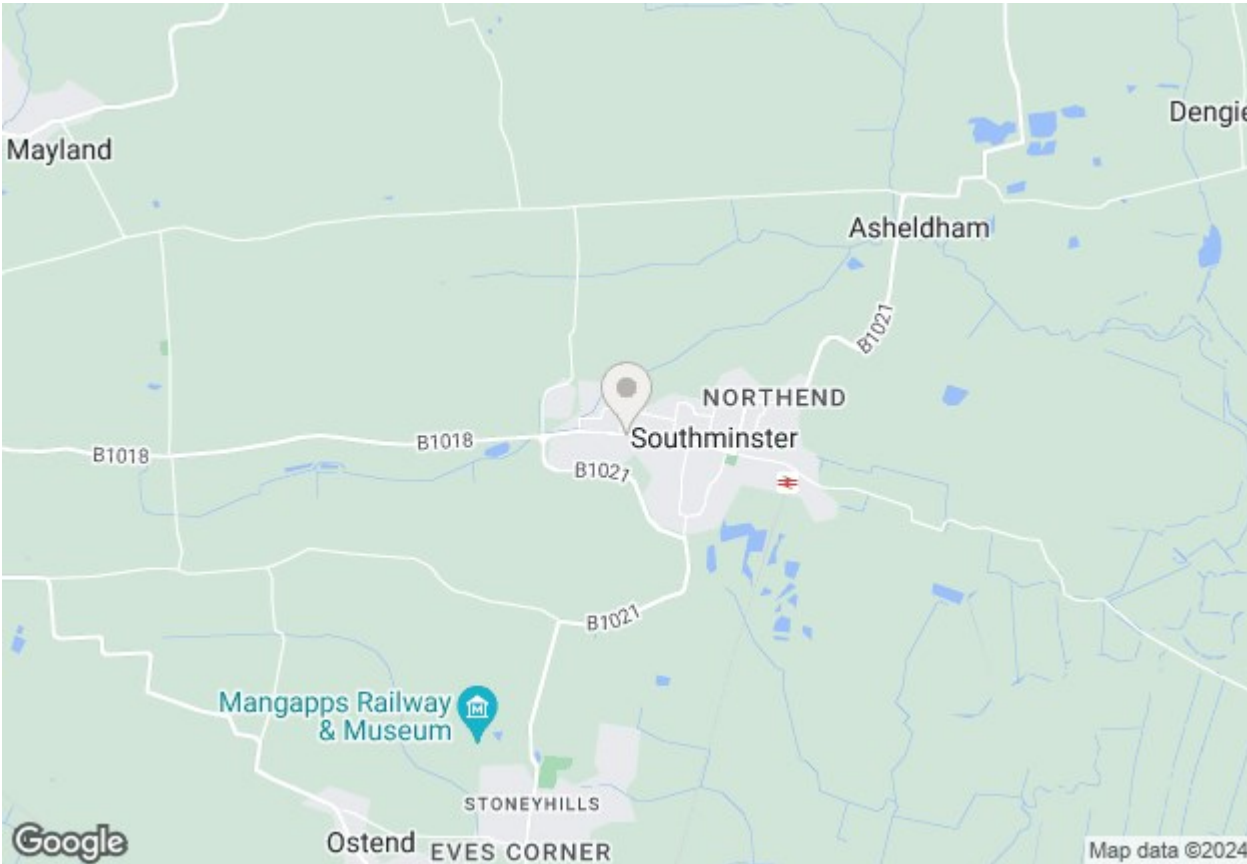
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