

Paul Mason Associates

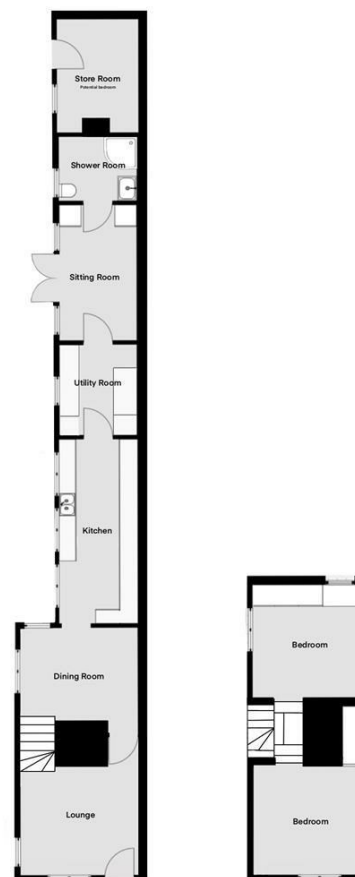


High Street, Bradwell-On-Sea, CM0 7QL
Guide price £350,000

- No Onward Chain
- Detached Cottage
- Grade Two Listed
- Period Features Throughout
- Three Reception Rooms
- Two Double Bedrooms
- Store Room/Potential Bedroom Three
- Stunning Rear Garden
- Walking Distance to Village Shop, School & Public Houses
- EPC - Exempt

No Onward Chain.....This charming grade two listed cottage is situated in the sought after semi-rural village of Bradwell-on-Sea in the Dengie Peninsula. The property is central to the Marina, nature walks, iconic landmarks including the Chapel of St Peter and local amenities.

The accommodation comprises a lounge, dining room, generously sized kitchen, utility room, sitting room and a shower room to the ground floor. To the first floor there is a landing and two double bedrooms. Externally, the rear garden has been beautifully maintained by the current owners, The majority is brick paved with a seating area to the rear of the property and well stocked, attractively planted beds as well as access to a store room/potential bedroom three (Please see agents notes). Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



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

ACCOMMODATION

GROUND FLOOR

Living Room

5.0m x 3.7m (16'4" x 12'1")

Solid wooden entrance door to front. Secondary glazed windows to front and side. Exposed beams and studwork. Exposed redbrick fireplace. Electric radiator. Door to :-

Dining Room

3.7m x 2.9m (12'1" x 9'6")

Solid wooden entrance door to side. Secondary glazed windows to side and rear. Exposed beams and studwork. Exposed redbrick fireplace. Built in storage cupboard. Stairs to first floor. Electric radiator. Door to :-

Kitchen

5.0m x 2.2m (16'4" x 7'2")

Wooden window to side. Wooden units fitted to eye and base level with stone effect work surfaces. Double stainless steel sink. Tiled splashbacks. Built in four ring gas hob with extractor hood over. Two electric ovens. Space and plumbing for dishwasher. Space for under

counter fridge/freezer. Exposed brickwork and beams. Door to :-

Utility Room

2.1m x 1.9m (6'10" x 6'2")

Wooden window to side. Stone effect work surfaces with inset wash hand basin. Storage cupboards below. Space and plumbing for washing machine and fridge-freezer. Exposed beams. Door to :-

Sitting Room

3.8m x 2.2m (12'5" x 7'2")

Glazed wooden door leading to rear garden. Two secondary glazed windows to side. Access to loft hatch. Two built in storage cupboards. Exposed beams. Door to :-

Shower Room

2.2m x 1.7m (7'2" x 5'6")

Obscure wooden window to side. Three piece suite comprising large corner shower cubicle with attachments, low level WC and vanity wash hand basin. Part tiled walls. Heated towel rail. Extractor fan.

Store Room/Potential Bedroom Three

3.2m x 2.2m (10'5" x 7'2")

Wooden entrance door to side. Wooden window to side. Exposed brick fireplace. (Previously accessible from the main cottage and therefore potential to be used as living space again).

FIRST FLOOR

Landing

Stairs to ground floor., Exposed studwork. Doors to :-

Bedroom One

3.5m x 3.2m (11'5" x 10'5")

Secondary glazed windows to rear and side. Built in wardrobes and dressing table.

Bedroom Two

3.2m x 3.0m (10'5" x 9'10")

Secondary glazed window to front. Built in wardrobes.

EXTERIOR

Rear Garden

The rear garden has been beautifully maintained by its current owners with a verity of decorative flowers and shrubs. The remainder is brick paved with a seating area to

the rear. External cold water tap.
Outside lighting. Side access with
storage sheds. Gate leading to
frontage.

Property Services

Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Local Authority - Maldon

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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