

Paul Mason Associates





Cardfields Lane, Hatfield Peverel, Essex, CM3 2NR
Prices from £365,000

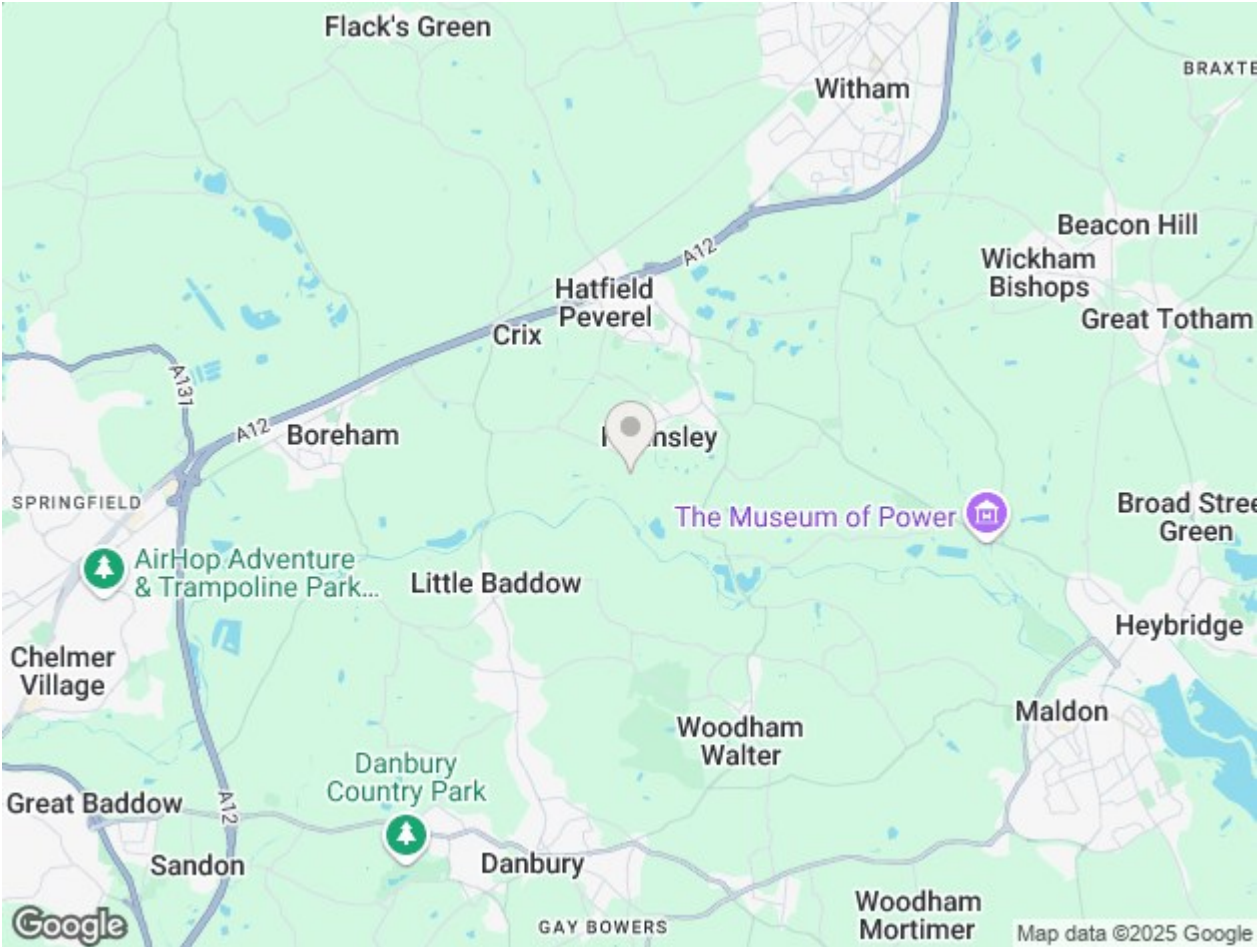
- For Sale by The Modern Method of Auction (Terms and conditions apply)
- Subject to Reserve Price - Buyers fees apply
- Highly sought after non estate location with farmland views
- Semi detached house in need of modernisation
- Three bedrooms
- Two reception rooms
- Kitchen
- Potential to extend subject to planning
- No onward chain
- EPC - TBC

For Sale by The Modern Method of Auction - Terms and Conditions Apply - Starting Price £365,000.....Paul Mason Associates are delighted to offer for sale this splendid semi detached cottage, offered for sale through the Modern Method of Auction, which is operated by iamsold Limited.

The property is located in a rarely available semi-rural location surrounded by countryside, on a good sized secluded plot. The property comprises of three bedrooms and two reception rooms plus a ground floor family bathroom, kitchen and garden room. Internally the property does require modernising and there is potential to extend subject to planning. The residence is situated just off a country lane with parking for several cars. The plot is approx. 125' x 68' and is secluded with a useful gate to the rear leading onto a farm track. The property is located on the outskirts of Hatfield Peverel only a short distance from the river which benefits from wonderful walks. Only 2.1 miles away is Hatfield Peverel Station with trains leading into London. The A12 is approx. 2.2 miles away and provides good road links to the city of Chelmsford and M25. Hatfield Peverel benefits from popular eateries, village shop, school, doctors and post office.

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

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			
England & Wales		EU Directive 2002/91/EC	



Distances

Hatfield Peverel - 2.1 miles

Hatfield Peverel School - 2.1 miles

A12 - 2.2 miles

Maldon - 5 miles

Chelmsford City - 5.8 miles

London Stansted Airport - 21.2 miles

All mileages are approx.

Accommodation

GROUND FLOOR

Entrance Hall

Entrance door and stairs to first floor, understairs storage cupboard with window to side.

Lounge

3.54m x 3.34m (11'7" x 10'11")

Window to front with distant views, exposed wood flooring and fireplace with tiled surround. Opening to:

Dining Room

3.68m x 3.36m (12'0" x 11'0")

Window to rear.

Kitchen

2.10m x 2.09m (6'10" x 6'10")

Window to side. Units fitted to eye and base level finished with laminate roll top work, stainless steel sink unit. Door to:

Garden Room

3.98m x 2.29m (13'0" x 7'6")

Window and doors to garden.

Bathroom

White suite comprising bath with shower

over, pedestal wash hand basin and low level WC.

FIRST FLOOR

Landing

Stairs to ground floor and windows to side.

Bedroom One

3.76m x 3.36m (12'4" x 11'0")

Window to rear.

Bedroom Two

3.63m x 3.45m (11'10" x 11'3")

Window to front with far reaching views.

Airing cupboard housing hot water cylinder.

Bedroom Three

3.13m x 2.14m (10'3" x 7'0")

Window to rear.

EXTERIOR

Front Garden

Driveway with parking. Access to the entrance porch and access to rear garden.

Rear Garden

Mainly laid to lawn with gate to the rear.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for

the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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.



Paul Mason Associates

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