

Paul Mason Associates



The Street, Hatfield Peverel, Essex, CM3 2EA
Modern Method Of Auction
Starting Price £215,000

- For Sale by The Modern Method of Auction
(Terms and conditions apply)
- Subject to Reserve Price - Buyers fees apply
- Charming Grade II Listed cottage, offering a wealth of character throughout
- Two large double bedrooms - Victorian style four piece bathroom suite
- 14'9 x 11'8 sitting room and separate 17'7 x 12'2 dining room
- Fitted kitchen plus useful cellar
- Private courtyard garden incorporating off street parking
- Convenient location within walking distance of the village amenities and train station
- Extended to provide deceptively spacious accommodation throughout
- EPC - N/A

For Sale by The Modern Method of Auction - Terms and Conditions Apply - Starting Price £215,000.....Paul Mason Associates are delighted to offer for sale this charming semi detached cottage, offered for sale through the Modern Method of Auction, which is operated by iamsold Limited.

Ideally situated within short walking distance of many village amenities, along with the train station, is this charming grade II listed semi detached cottage, believed to date back to the 1600's. The property was formerly used as a florist during the 1990's and up to 2005, with it being a residential dwelling since and boasts deceptively spacious accommodation throughout, having been extended to the rear and also offers a wealth of charm and character, including exposed beams and feature fireplaces. The accommodation comprises two large double bedrooms, first floor Victorian style four piece bathroom suite, 14'9 x 11'8 sitting room, separate 17'7 x 12'2 dining room, fitted kitchen and useful cellar which could be adapted to suit ones own requirements. To the outside the property offers a pleasant private courtyard garden with double gates to side giving access to a driveway providing off street parking. Hatfield Peverel offers easy access to the A12 and Chelmsford City Centre, along with being within short driving distance of both Maldon and Witham town centres. The property is ideally suited to cash buyers. An internal viewing is highly recommended.



N.B.

The property has the potential for commercial use, subject to any required planning consent, with it previously being used as a florist.

Distances

Hatfield Peverel Train Station (0.5 miles)
Hatfield Peverel Primary and Junior Schools (0.5 miles)
Hatfield Peverel Doctors Surgery (0.2 miles)
A12 Northbound (0.1 mile)
A12 Southbound (0.5 miles)
Chelmsford City Centre (7.9 miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Sitting Room

4.51m x 3.57m (14'9" x 11'8")
Entrance door. Window to front.
Feature fireplace with space for free standing electric fire (the chimney has been lined ready for a log burner).
Exposed beams. Radiator. Inset spot lighting. Display recess area.

Inner Hall

Feature window. Access to cellar.
Stairs to first floor. Large built in utility cupboard. Exposed beams. Engineered wood flooring.

Cellar

3.93m x 2.34m (12'10" x 7'8")
A useful cellar which could easily be adapted to suit ones own requirements.

Dining Room

5.38m x 3.73m max (17'7" x 12'2" max)
Glazed French doors to rear lobby and window to side. Full height brick fireplace with fitted multi fuel burner.

Useful large recess area offering ideal storage. Exposed beams. Laminate flooring. Radiator. Inset spot lighting.

Kitchen

3.95m x 2.87m (12'11" x 9'4")
Windows to both sides and door leading to rear lobby. A range of fitted units to base and eye level. Handmade work surfaces from scaffold boards incorporating Butler sink unit with mixer taps. Additional dresser style unit to remain. Appliances to remain including integrated fridge, freezer, slimline dishwasher and cooker. Space and plumbing for washing machine. Concealed gas fired boiler. Original brick flooring. Exposed brickwork.

Rear Lobby

Glazed French doors to rear. Tiled flooring. Door to kitchen and glazed French doors to dining room.

FIRST FLOOR

Bedroom One

4.69m x 3.63m (15'4" x 11'10")
Windows to front and side. Exposed beams. Feature brick fireplace. Radiator. Inset spot lighting. Built in storage cupboard.

Bedroom Two

3.39m x 2.95m (11'1" x 9'8")
Window to side. Radiator. Inset spot lighting. Exposed beams.

Bathroom

Obscure window to rear. White Victorian style four piece suite comprising roll top bath with claw feet, mixer taps and shower attachment. Low-level WC and Bespoke oak sleeper washstand with countertop wash basin. Separate shower cubicle. Built in storage area housing hot water cylinder. Tiled flooring.

Landing

Stairs to ground floor. Access to part boarded loft area. Large storage cupboard.

EXTERIOR

Rear Garden

A secluded well maintained cottage style garden with various matures flowers and shrubs. Garden shed to remain. Outside water tap. Outside WC. Fencing to boundaries and double gates leading to space for off street parking.

Front Garden

An enclosed front garden with white picket fence. Various flowers and shrubs. Path leading to entrance door.

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.

Property Services

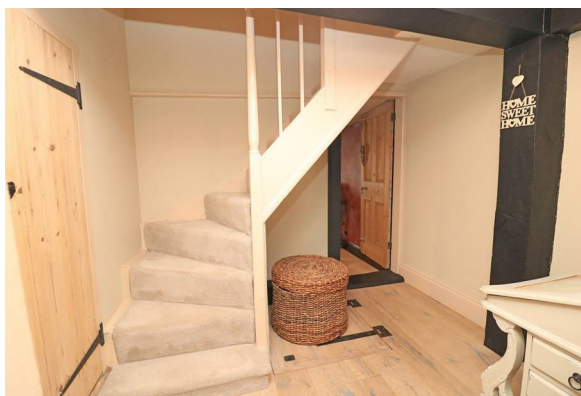
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Braintree

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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