

Paul Mason Associates



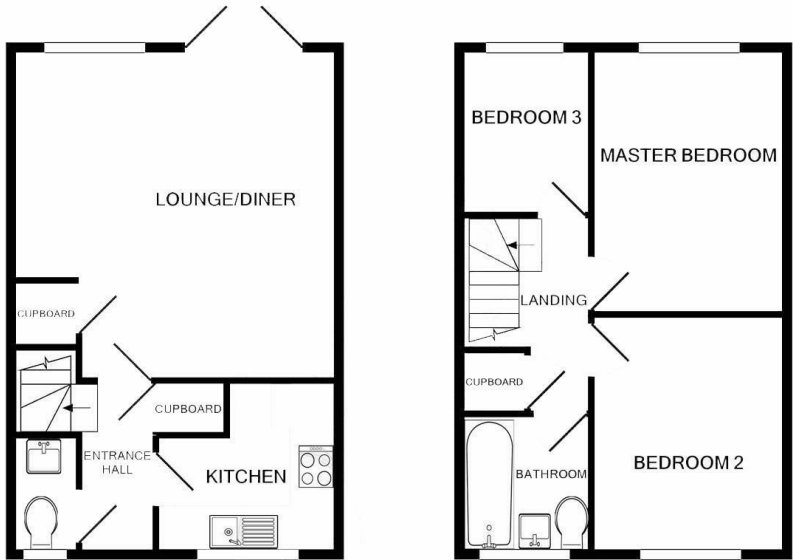
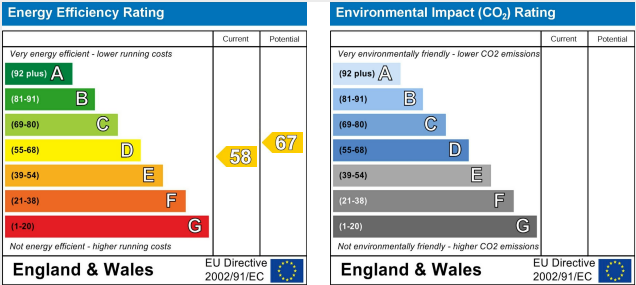
Anchorage View, St. Lawrence, Southminster, CM0 7JH
Guide price £285,000

- No Onward Chain
- Waterside Village Location
- Three Bedrooms
- Lounge/Dining Room
- Ground Floor Cloakroom
- First Floor Bathroom
- Garage With Power & Light Connected
- Off-Road Parking
- Landscaped Rear Garden
- EPC - TBC

****GUIDE PRICE £285,000 - £295,000****No Onward Chain....This well-presented three bedroom mid terraced house is located in the waterside village of St Lawrence which is situated on The Dengie Peninsula with its own stretch of beach known as St Lawrence Bay. The village is protected from flooding by the sea wall which was reinforced in the 90's and provides a footpath along the riverbank. The village is popular for its water sports with the sailing club situated on the River Blackwater and also benefits from a shop which includes a post office, two public houses and a restaurant. The village is conveniently within 5 miles of Southminster, which has a train station and further amenities.

The accommodation begins with a welcoming entrance hall featuring stairs rising to the first floor and access to all ground floor rooms. These include a convenient cloakroom fitted with a modern two-piece suite, a well-appointed fitted kitchen, and a spacious lounge/dining room. The lounge/dining area is particularly bright and inviting, benefiting from French doors that open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor, the landing provides access to three well-proportioned bedrooms along with a stylish three-piece family bathroom suite.

Externally, the property is attractively set back from the road and features a decorative shingle frontage with a pathway leading to the entrance door. The rear garden has been beautifully landscaped, providing a pleasant and low-maintenance outdoor space perfect for relaxing or entertaining. Further benefits include a single garage and additional parking to the front of the property. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.



GROUND FLOOR

1ST FLOOR

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

2.6m x 2.4m (8'6" x 7'10")

Living Room

4.7m x 4.6m (15'5" x 15'1")

FIRST FLOOR

Landing

Family Bathroom

Bedroom One

3.8m x 2.7m (12'5" x 8'10")

Bedroom Two

3.5m x 2.7m (11'5" x 8'10")

Bedroom Three

2.4m x 1.8m (7'10" x 5'10")

EXTERIOR

Garage

Rear Garden

Frontage

Property Services

Gas - LPG

Electric - Mains

Water - Mains

Drainage - Mains

Heating - LPG Gas

Local Authority - Maldon District

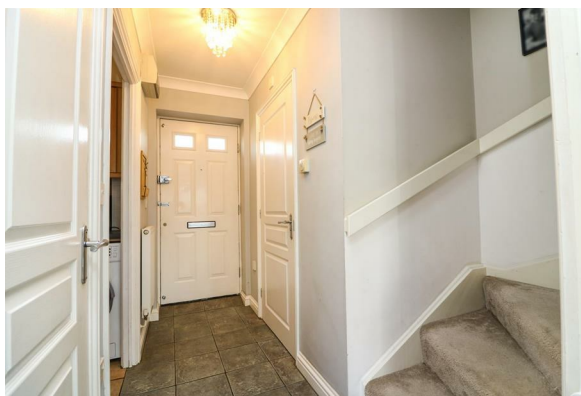
Council

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

