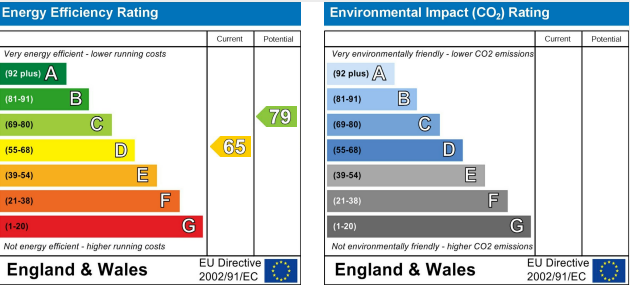


Paul Mason Associates



1 Dukes Avenue, Southminster, CM0 7HA
Guide price £300,000

- Three-bedroom semi-detached house
- Situated in the village of Southminster, Essex
- Beautifully presented throughout
- Spacious lounge/dining room with feature fireplace
- French doors opening onto the rear garden
- Modern kitchen and first-floor family bathroom
- Recently rewired with a newly fitted gas boiler
- Private, established rear garden with secluded seating areas
- Off-road parking to the front and gated side access
- EPC - D



****GUIDE PRICE £300,000 - £325,000****.....Situated in the village of Southminster, Essex, this beautifully presented three-bedroom semi-detached house offers stylish and well-proportioned accommodation throughout.

The property is entered via a welcoming and spacious entrance hall, providing access to a modern fitted kitchen and an impressive lounge/dining room. Extending across the rear of the property, this generous living space features a fireplace and French doors opening directly onto the garden, creating a lovely setting for both relaxing and entertaining.

To the first floor, the landing leads to three bedrooms, including a particularly spacious principal bedroom, together with a well-appointed family bathroom featuring a bath with shower over.

Externally, the property benefits from driveway parking to the front and gated side access to the rear garden. Beautifully maintained and thoughtfully landscaped, the secluded and unoverlooked garden offers an excellent degree of privacy, with a lawn, established planting and paved seating areas ideal for outdoor dining.

Further advantages include the property having been rewired and a gas boiler fitted in 2024, making this an attractive and well-maintained home ready for its next owners to enjoy.

Southminster is a semi-rural village in the Dengie Peninsula area, popular with commuters due to its train station with links to London. The village also benefits from scenic walks, a primary school, tennis and football club, swimming pool, various shops, restaurants and public houses, something for everyone and ideal for families. The local towns are Burnham-On-Crouch which is within 3 miles, Maldon and South Woodham Ferrers both within 12 miles. The village has many character properties, cottages and Victorian residence. Historically the village was known for its annual horse market, and in the centre, St Leonards Church at the heart of the village dates back to the 15th century..

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
5.2m x 4.6m (17'0" x 15'1")

Kitchen
4.6m x 2.7m (15'1" x 8'10")

FIRST FLOOR

Landing

Bedroom One
4.6m x 3.8m (15'1" x 12'5")

Bedroom Two
3.6m x 2.2m (11'9" x 7'2")

Bedroom Three
2.7m x 2.2m (8'10" x 7'2")

Family Bathroom
3.0m x 2.2m (9'10" x 7'2")

EXTERIOR

Rear Garden

Frontage

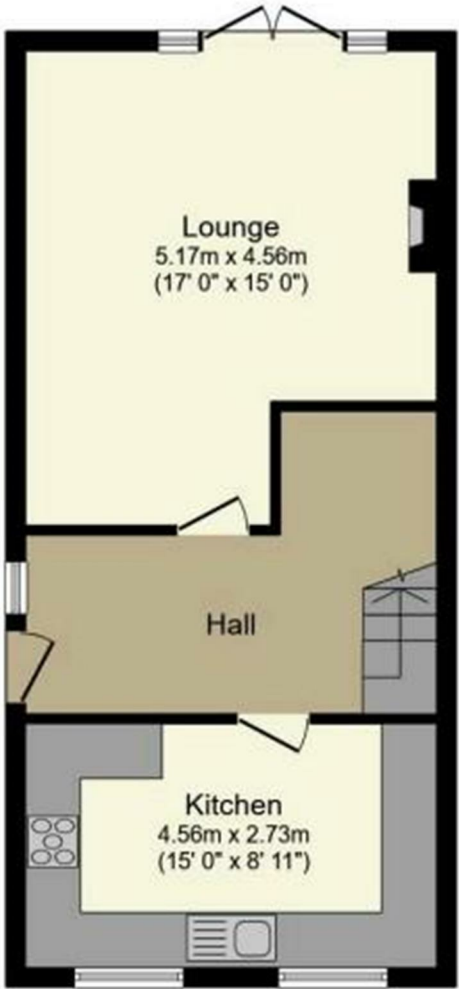
Property Services

- Gas - Mains
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Heating - Gas Central Heating
- Local Authority - Maldon 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.



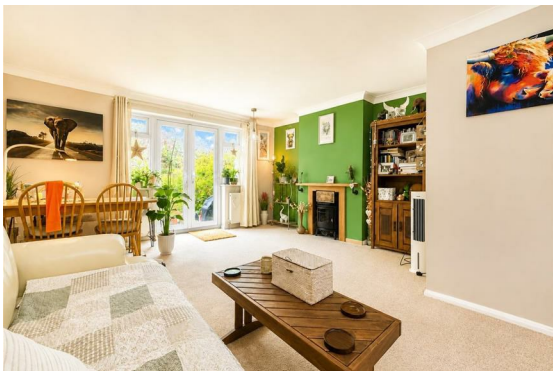
Ground Floor
Floor area 44.7 sq.m. (482 sq.ft.)



First Floor
Floor area 44.7 sq.m. (482 sq.ft.)

3 sq.ft.)

not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are to be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omissions or inaccuracies. Powered by www.Propertybox.io



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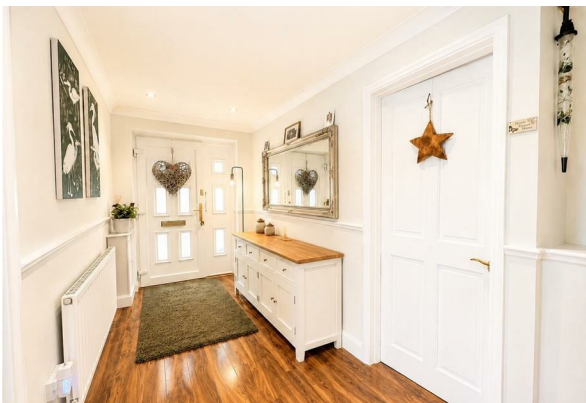
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