

Paul Mason Associates



Princes Avenue, Southminster, CM0 7HB

Guide price £300,000

- No Onward Chain
- Three Bedroom Semi-Detached House
- Off Road Parking
- Landscaped Low Maintenance Rear Garden
- Entrance Hall
- Spacious Lounge
- Kitchen/Dining Room
- Three Piece Bathroom Suite
- Close Proximity to Local Amenities
- EPC - C

**\*\*NO ONWARD CHAIN, GUIDE PRICE £300,000 - £325,000\*\*** This well presented three bedroom semi-detached house commences with a welcoming entrance hall with access to the well sized lounge measuring 16'0" x 12'9", the kitchen/dining room which includes modern units fitted to eye and base level, a breakfast bar and space for a dining table and lastly, to the bathroom suite. The staircase situated in the entrance hall leads to a landing with doors to the three bedrooms.

The property boasts a beautifully landscaped rear garden, a wonderful outdoor space which is low maintenance with an 'L' shaped paved patio seating area, an AstroTurf lawn area and raised decorative flower beds. Additionally, the house benefits from plenty of off-road parking to the frontage, a valuable feature that adds to the convenience of daily life. Viewing comes highly recommended to appreciate the property on offer.

Located in the village of Southminster, 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.

GROUND FLOOR



1<sup>ST</sup> FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	90		
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	76	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Kitchen/Dining Room

3.9m x 2.8m (12'9" x 9'2")

#### Lounge

4.9m x 3.9m (16'0" x 12'9")

#### Bathroom

### FIRST FLOOR

#### Landing

#### Bedroom One

4.9m x 2.8m (16'0" x 9'2")

#### Bedroom Two

3.2m x 2.6m (10'5" x 8'6")

#### Bedroom Three

2.3m x 1.9m (7'6" x 6'2")

### EXTERIOR

#### Rear Garden

#### Frontage/Driveway

#### Agent Note

We have been advised by the seller that the property has experienced seasonal movement, however there is no evidence of subsidence. The seller holds a full structural report confirming this.

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

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.



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