Paul Mason Associates

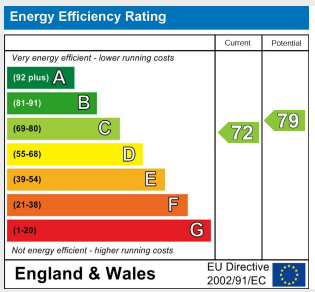
Cherry Orchard, Southminster, CM0 7HE

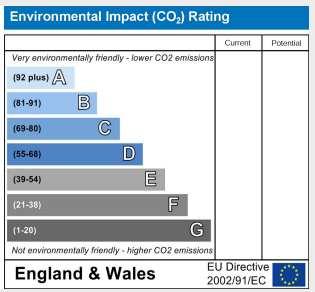
Guide price £280,000

- End-Terrace House
- Two Double Bedrooms
- Two Reception Rooms & Utility Room
- First Floor Modern Bathroom Suite
- Well Presented Throughout
- Off-Road Parking To Front & Rear
- Low Maintenance Rear Garden
- Generous Lounge Measuring 19'8" x 12'1"
- Fitted Kitchen with Adjoining Dining Room
- EPC - C

GUIDE PRICE £280,000-£290,000..... This well presented two bedroom home is located in the village of Southminster. 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.

The accommodation commences with an entrance hall leading to the spacious lounge area, making an ideal room to spend time as a family or for hosting guests. The ground floor also comprises a kitchen with fitted units to eye and base level, and an additional reception room/dining room and a utility/boot room to the rear. To the first floor there is a landing providing access to the two double bedrooms and the modern family bathroom suite. Externally, the property benefits from off-road parking to the front and rear. A low maintenance rear garden which includes a paved patio seating area, artificial lawn area, decorative shingle, flowers and shrubs. The property would make an idea first time purchase, or home for someone downsizing. Viewing comes highly recommended.





ACCOMMODATION

GROUND FLOOR

Entrance Hall
1.8m x 1.2m (5'10" x 3'11")

Living Room
6.0m x 3.7m (19'8" x 12'1")

Kitchen
3.7m x 2.3m (12'1" x 7'6")

Dining Room
3.4m x 2.3m (11'1" x 7'6")

FIRST FLOOR

Landing
2.7m x 0.9m (8'10" x 2'11")

Bedroom One
3.7m x 3.3m (12'1" x 10'9")

Bathroom
2.8m x 1.6m (9'2" x 5'2")

Bedroom Two
3.8m x 2.3m (12'5" x 7'6")

EXTERIOR

Rear Garden

Frontage

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.

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

The Property Ombudsman SALES

OFT Approved code

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

The Property Ombudsman SALES

OFT Approved code