

Paul Mason Associates



Manor Road, Nounsley, Hatfield Peverel, Essex, CM3 2LZ

£1,650

- Available Immediately
- Highly Sought After Location
- Recently Renovated Throughout
- Three Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Refitted First Floor Bathroom
- 0.9 Miles to Hatfield Peverel Primary School
- 1.6 Miles to Train Station
- EPC - TBC

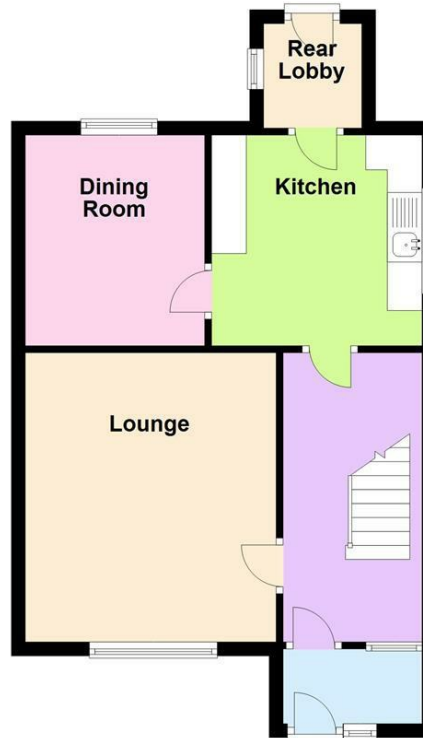
This well presented, recently refurbished 3 bedroom semi-detached home is located in the highly sought after village of Nounsley, Hatfield Peverel where there are an array of scenic countryside walks whilst being close to local amenities, just 0.9 miles from the local primary school and 1.6 miles from the village train station.

The accommodation commences with an entrance hall with stairs to the first floor and oak doors to the lounge and kitchen which has units fitted to eye and base level, integrated oven with extractor fan over and a breakfast bar. There is an additional ground floor reception room/dining room off the kitchen as well as a porch to the rear leading out to the garden. To the first floor, there is a landing with airing cupboard and access to the three bedrooms and refitted family bathroom.

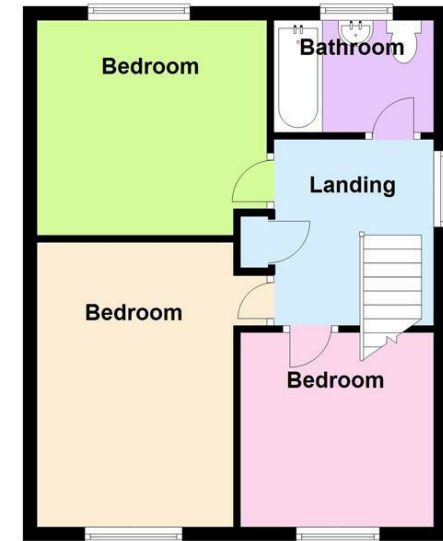
Externally, the property benefits from a generous size corner plot which is mostly laid to lawn to the rear, side and front of the property and also has a paved patio seating area and off-road parking to the rear. Viewing comes highly recommended to appreciate the property on offer.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	70		
	41		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Ground Floor
Approx. 498.5 sq. feet



First Floor
Approx. 448.8 sq. feet



Total area: approx. 947.3 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

Distances

Hatfield Peverel Primary School
- 0.9 miles
Hatfield Peverel Railway Station
- 1.6 miles
A12 Southbound - 2.0 miles
A12 Northbound - 1.3 miles
Chelmsford City Centre - 8
miles

All distances are approximate.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

5.57m x 2.05m (18'3" x 6'8")

Lounge

4.12m x 3.60m (13'6" x 11'9")

Kitchen

3.21m x 3.15m (10'6" x 10'4")

Dining Room

3.21m x 2.57m (10'6" x 8'5")
Double glazed window to rear.
Radiator. Coved ceiling.

FIRST FLOOR

Landing

2.57m x 1.96m (8'5" x 6'5")

Bedroom One

4.14m x 2.87m (13'6" x 9'4")

Bedroom Two

3.49m x 3.03m (11'5" x 9'11")

Bedroom Three

2.72m x 2.84m max (8'11" x 9'3"
max)

Bathroom

2.11m x 1.88m (6'11" x 6'2")

EXTERIOR

Rear Garden

A secluded lawned garden.

Front and Side Garden

Property Services

Gas - Calor Gas
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Braintree

Agent Note

Please note the property is
currently tenanted and therefore
furnished with the tenants
belongings. The images
provided were taken prior to this
tenancy period.

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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