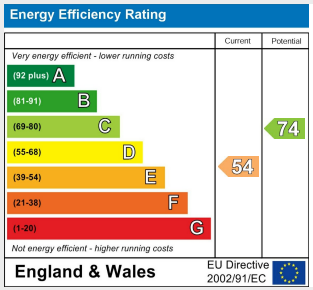
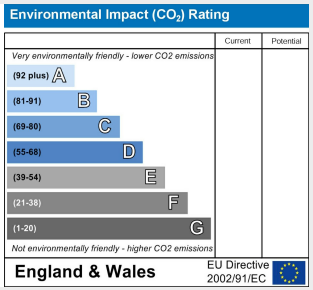


Maldon Road, Hatfield Peverel, Essex, CM3 2HL

Offers in excess of £250,000 - Cash Buyers Only

- 200 year old semi detached charming timber framed cottage
- No onward chain - Keys held for viewings
- Investment opportunity - Offering approx 6.5% Yield
- Two good size bedrooms - Modern re-fitted ground floor bathroom
- 19'1 x 11'10 lounge/dining room
- Fitted kitchen
- Off street parking for two cars
- Secluded rear garden
- Walking distance to village amenities and train station
- EPC - E





** Please note that the property is timber framed. Buyers are advised to check with their lender or mortgage broker that it meets their lending criteria before viewing. **

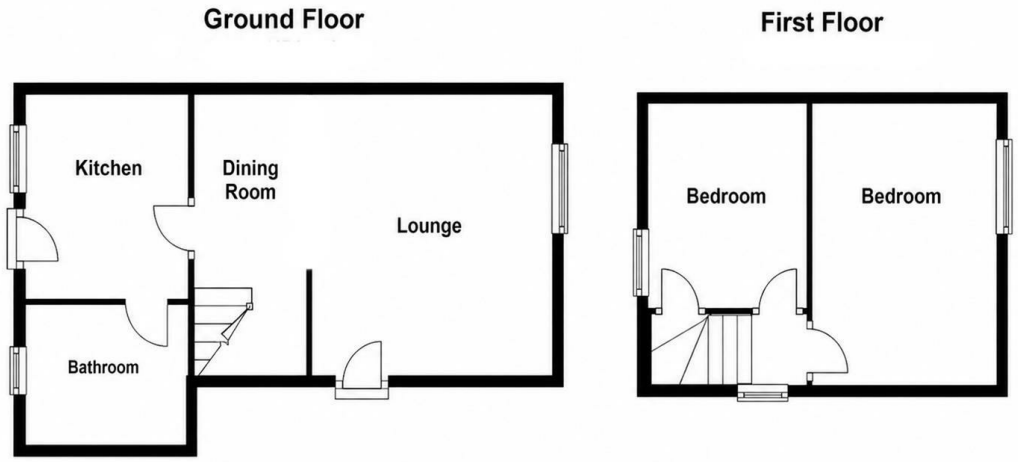
This two-bedroom semi-detached timber framed cottage is situated in a highly sought-after location, close to a range of local amenities including shops, bus routes, a dentist and pubs. It also offers excellent transport links, being within easy reach of the A12 with access to London and Colchester, as well being approx. half a mile from Hatfield Peverel train station with direct services into London Liverpool Street.

The accommodation is well presented and comprises a spacious 19'1 x 11'10 lounge/dining room, fitted kitchen with access to the garden, modern re-fitted ground floor shower room and two generous bedrooms to the first floor.

To the outside the property boasts a pleasant secluded and mature rear garden with an array of flowers, trees and shrubs. The frontage is block paved, offering off street parking for two cars.

The property could also represent an excellent opportunity for buy-to-let investors, with an estimated gross rental yield in the region of 6.5%. This attractive potential return may appeal to both established landlords looking to expand their property portfolio and first-time investors seeking a rental investment, subject to achieving the anticipated rental income.

The property is also offered for sale with the benefit of no onward chain. EARLY VIEWING STRONGLY ADVISED.



Location....

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

Distances

Hatfield Peverel Train Station (0.6 miles)
Hatfield Peverel Primary School (0.4 miles)
A12 (0.3 miles)
Chelmsford City Centre (7.0 miles)
(All distances are approximate)

Accommodation

GROUND FLOOR

Lounge/Dining Room

5.82m x 3.63m (19'1" x 11'10")
Double glazed sash window to front and obscure glazed door to side. Inset spot lighting. Under stairs recess area. Two radiators. TV point. Stairs to first floor.

Kitchen

2.69m x 2.44m (8'9" x 8'0")
Double glazed window and obscure double glazed door to rear. Range of fitted units to base and eye level. Space for cooker and full height fridge/freezer. Space and plumbing for washing machine. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Radiator.

Bathroom

Obscure double glazed window to rear. Re-fitted white suite comprising panelled bath with mixer taps and shower over. Vanity wash hand basin with storage cupboard below and low level WC. Tiled walls and tiled flooring. Chrome effect heated towel rail.

FIRST FLOOR

Bedroom One

3.34m x 2.96 + wardrobes (10'11" x 9'8" + wardrobes)
Double glazed sash window to front. An extensive range of recently fitted wardrobes to one wall with hanging space and fitted shelving. Inset spot lighting. Radiator.

Bedroom Two

2.71m x 2.45m (8'10" x 8'0")
Double glazed window to rear. Radiator.

Landing

Stairs to ground floor. Doors to both bedrooms.

EXTERIOR

Rear Garden

Commencing with a paved patio area. Step up to lawned garden with various flowers and shrubs. Timber framed shed to remain with power and light connected. Outside lighting, power point and water tap. Access to side via courtesy gate.

Front Garden

Block paved driveway providing off street parking for two cars.

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Braintree

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 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

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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









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