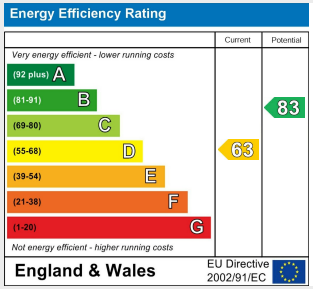
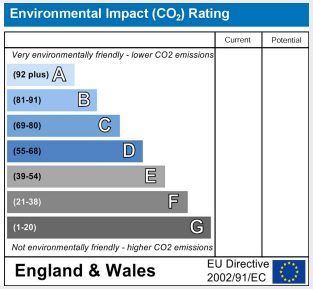
Paul Mason Associates

Nipsells Chase, Mayland, CM3 6EH

Offers over £350,000

- Two Bedroom Link-Detached Bungalow
- Approx. 80ft Mature Rear Garden
- Newly Fitted Kitchen
- Newly Fitted Shower Room
- Lounge/Dining Room
- Home Office
- Garage
- Driveway Parking for Numerous Vehicles
- Waterside Village Location
- EPC - D





** GUIDE PRICE £350,000 - £365,000 ** A well-presented two-bedroom detached bungalow in Mayland, Essex, set back from the road and offering a generous frontage with a large driveway providing off-road parking for numerous vehicles.

The accommodation is arranged on one level and begins with a welcoming entrance hall, giving access to two bedrooms, a comfortable lounge/dining room, a newly fitted kitchen, and a modern newly fitted shower room. The kitchen has been updated with shaker style units, integrated cooking appliances and good storage, while the shower room offers a contemporary finish with a walk-in shower.

Externally, the property benefits from a garage, which adjoins a useful home office, ideal for those working from home, hobbies, storage or potential further use subject to requirements. To the rear is a mature garden measuring approximately 80ft, featuring established planting, patio seating areas and a pond, creating an attractive and private outdoor space.

With its generous driveway, versatile outbuilding arrangement and mature rear garden, this bungalow offers comfortable single-storey living in a desirable waterside village setting.

Location
the village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge/Diner
5.3m x 3.6m (17'4" x 11'9")

Kitchen
3.6m x 2.9m (11'9" x 9'6")

Bedroom One
3.6m x 3.5m (11'9" x 11'5")

Bedroom Two
3.1m x 2.6m (10'2" x 8'6")

Bathroom

EXTERIOR

Home Office

Garage

Rear Garden

Frontage

Property Services
Gas - Gas Central Heating
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Mains
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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

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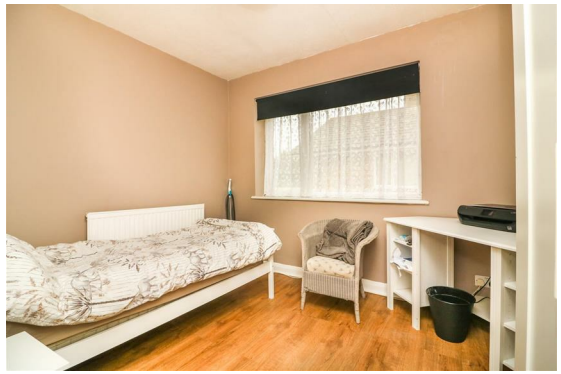
Floor Plan

Produced by Elements Property



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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

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