

Paul Mason Associates



Queen Street, Southminster, CM0 7BB

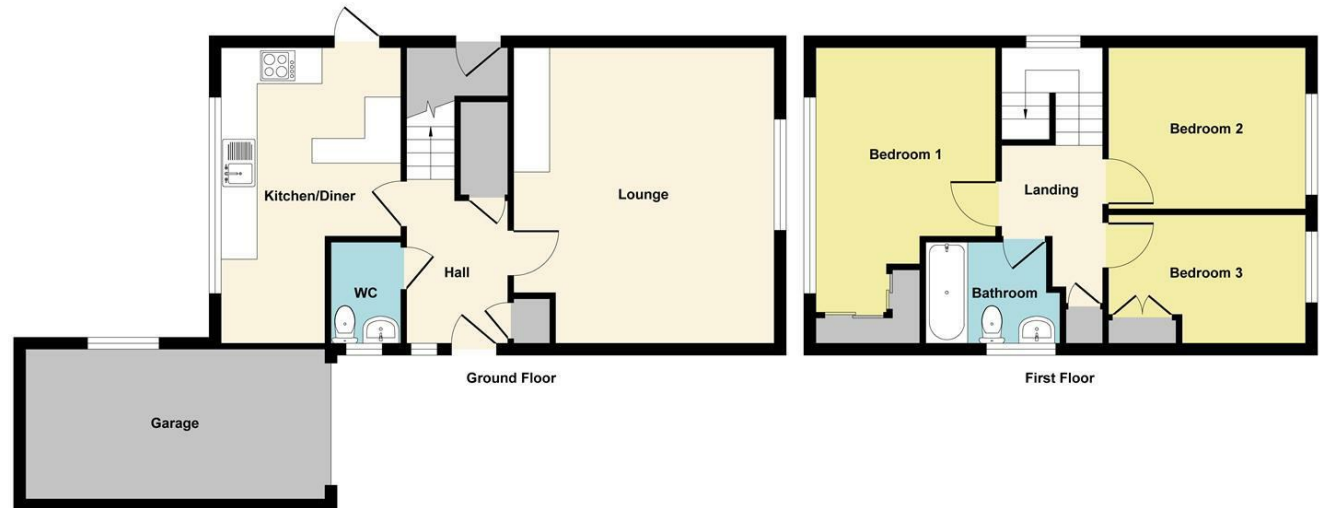
Offers in excess of £300,000

- No Onward Chain
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Cloakroom
- Three Double Bedrooms
- Fitted Family Bathroom
- Spacious Accommodation Throughout
- Secluded Rear Garden
- Garage
- EPC - D

This Three bedroom detached house is situated within the village of Southminster, within easy access of shops, restaurants, schools and a railway station which has links to London's Liverpool Street.

The accommodation includes three double bedrooms and a family bathroom to the first floor. On the ground floor there is an entrance hall, lounge/dining room, kitchen/breakfast room and a cloakroom. Externally, the property is set back from the road with a rear garden. To the front there is driveway with parking for three/four vehicles leading to a garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Distances

Southminster Train Station - 0.6 miles

Southminster Primary School - 0.4 miles

Ormiston Rivers Academy - 2.3 miles

Maldon High Street - 10.1 miles
Chelmsford City Centre - 18.4 miles

Southend Airport - 23.8 miles

All mileages are approx.

ACCOMODATION (paragraph)

GROUND FLOOR

Hallway

Wooden entrance door to side. Obscure double glazed window to side. Coved ceiling. Storage cupboards. Stairs to first floor. Wood effect flooring. Radiator. Doors to -

Kitchen/Breakfast Room

4.9m x 3m (16'0" x 9'10")
Double glazed window to rear. Wooden door to side leading to rear garden. Units fitted to eye and base level with stone effect worktops. One and a half sink and drainer. Tiled splashbacks. Integrated four ring gas hob and extractor fan. Double oven. Space for washing machine and fridge/freezer. Coved ceilings.

Storage cupboard. Tiled effect flooring. Radiator.

Cloakroom

Obscure double glazed window to side. Two piece suite comprising low level WC and wash hand basin. Coved ceiling. Part tiled walls.

Lounge/Diner Room

4.9m x 4.4m (16'0" x 14'5")
Double glazed window to front. Coved ceiling. Wood effect flooring. Radiator.

FIRST FLOOR

Landing

Double glazed window to side. Coved ceiling. Stairs to ground floor. Airing cupboard. Access to loft hatch. Doors to -

Bedroom One

4.9m x 3.1m (16'0" x 10'2")
Double glazed window to rear. Coved ceiling. Built in wardrobes. Radiator.

Bedroom Two

3.3m x 2.7m (10'9" x 8'10")
Double glazed window to front. Coved ceiling. Radiator.

Bedroom Three

3.3m x 2.1m (10'9" x 6'10")
Double glazed window to front. Coved ceiling. Built in wardrobes. Radiator.

Family Bathroom

Obscure double glazed window to side. Coved ceilings. Three piece suite comprising panelled bath and attachments, low level WC and pedestal wash hand basin. Fully tiled walls. Tiled effect flooring. Radiator.

EXTERIOR

Rear Garden

Paved patio seating area with the remainder laid to lawn. Fenced to boundaries. Outside tap. Timber shed. Side access to front. Outside lighting. Storage cupboard outside.

Front Garden

Block paved driveway for numerous cars. Access to garage. Access to side gate and rear garden. Outside lighting.

Garage

Up and over door. Power light connected.

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas Central Heating

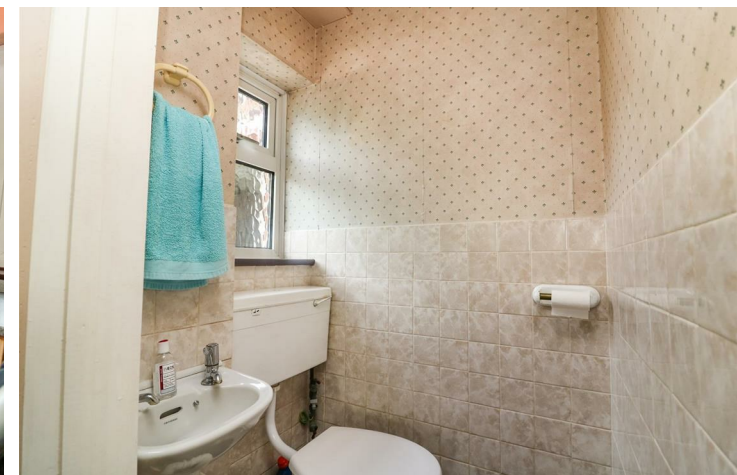
Viewings

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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