

Paul Mason
Associates

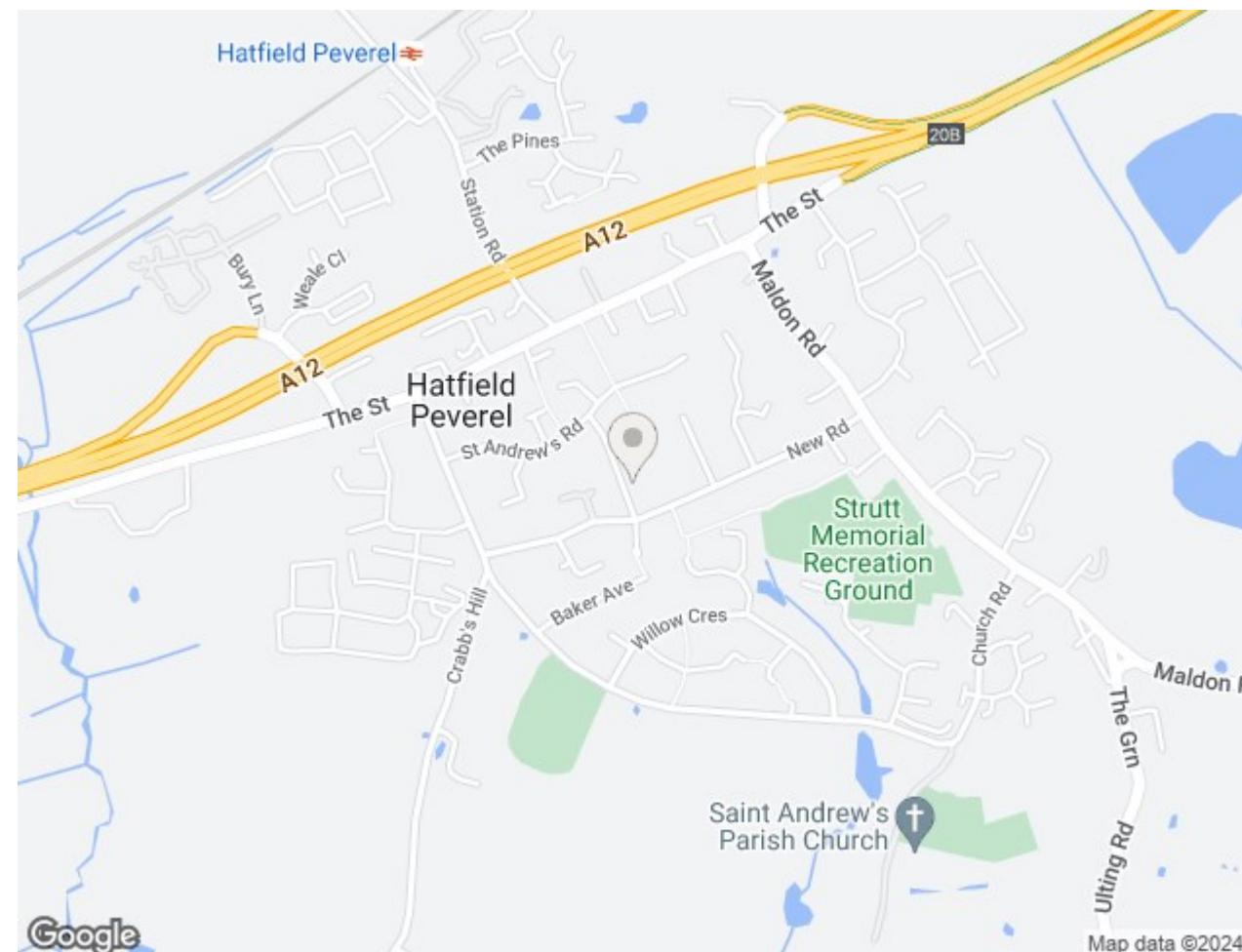


Mortimer Road, Hatfield Peverel, Essex, CM3 2ES
Offers in the region of £370,000

- Ample space to extend subject to any required planning consent
- Popular location
- Three bedrooms
- Family bathroom plus ground cloakroom
- 18' x 10' sitting room with dining area
- 15'4 x 10'10 lounge
- 18'5 x 8'7 kitchen/breakfast room
- Good size secluded rear garden
- Replaced UPVC double glazing
- EPC - C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	71	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Ideally positioned within walking distance of the train station with direct links to London Liverpool, as well as the local Primary School and also many village amenities including shops, doctors and bus service, is this spacious extended semi detached family home. The property boasts ample space to extend further to the side, subject to any required planning consent. The good size accommodation includes three bedrooms, first floor bathroom plus ground floor cloakroom, 18' x 10' sitting room with dining area, 15'4 x 10'10 lounge and spacious 18'5 x 8'7 kitchen/breakfast room. The property also boasts recently replaced UPVC double glazed windows and doors, good size secluded rear garden, block paved driveway providing ample off street parking and gas central heating with combi boiler. **EARLY VIEWING ADVISED.**



Distances

Hatfield Peverel Train Station (0.4 miles)
Hatfield Peverel Primary School (0.5 miles)
A12 Northbound (0.6 miles)
A12 Southbound (0.7 mile)
Chelmsford City Centre (7.5 miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door. Stairs to first floor.

Lounge

4.69m x 3.32m (15'4" x 10'10")
Double glazed window to front.
Feature fireplace with provision for open fire. Laminate flooring.
Coved ceiling. Dado rail.
Radiator.

Kitchen/Breakfast Room

5.61m x 2.62m (18'5" x 8'7")
Double glazed window and door to side. A range of fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. Space and plumbing for washing machine and dishwasher. Space for full height

fridge/freezer. Integrated cooker with hob above and extractor hood over. Part tiled walls. Tiled floor. Coved ceiling.

Cloakroom

Low level WC.

Sitting Room with Dining Area

5.50m x 3.05m (18'0" x 10'0")
Double glazed sliding patio doors to rear and feature arched double glazed window to side. Coved ceiling. Two radiators. TV point.

FIRST FLOOR

Bedroom One

3.01m x 2.70m + wardrobes (9'10" x 8'10" + wardrobes)
Double glazed window to front. A range of built in wardrobes to one wall. Coved ceiling.
Radiator. Dado rail.

Bedroom Two

3.07m x 2.80m (10'0" x 9'2")
Double glazed window to rear.
Coved ceiling. Radiator. Dado rail.

Bedroom Three

2.75m x 2.05m (9'0" x 6'8")
Double glazed window to rear.
Coved ceiling. Radiator. Dado rail.

Bathroom

Obscure double glazed window to front. White suite comprising panelled bath with mixer taps and shower over. Pedestal wash hand basin and low level WC. Airing cupboard. Tiled walls and flooring.

Landing

Double glazed window to side.
Access to boarded loft via pull down ladder with Velux window.

EXTERIOR

Rear Garden

A good size secluded rear garden with lawned gardens and various mature flowers and shrubs. Raised fish pond.
Secure enclosure to the rear ideal for ducks or chickens.
Fencing to boundaries. Gate to side giving access to front.
Useful outbuilding, ideal for storage or use as a garden room.

Front Garden

Block paved driveway to front providing ample off street parking. Lawned gardens with fencing to boundaries. Side gate giving access to rear garden.

Services

Gas central heating via combi

boiler. Mains water supply and drainage.

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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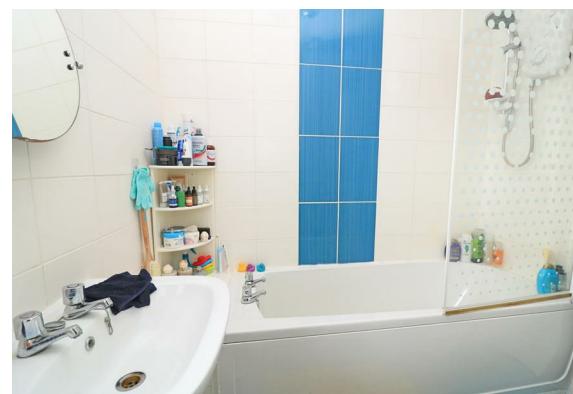
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Paul Mason Associates Limited Registered in England Number - 6767946
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