

Paul Mason Associates



The Plovers, St. Lawrence, Essex, CM0 7PE
Offers in excess of £240,000

- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Fitted Kitchen
- Lounge/Dining Room
- Fitted Family Bathroom
- Village Location
- Rear Garden
- Off Road Parking
- EPC - TBC

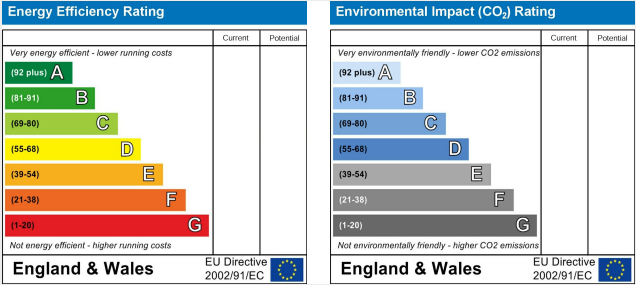
No Onward Chain...This recently re-decorated two bedroom detached bungalow is located in St Lawrence, a waterside village on The Dengie Peninsula with its own stretch of beach known as St Lawrence Bay. The village is protected from flooding by the sea wall which was reinforced in the 90’s and provides a footpath along the riverbank. The village is popular for its water sports with the sailing club situated on the River Blackwater and also benefits from a shop which includes a post office, two public houses and a restaurant. The village is conveniently within 5 miles of Southminster, which has a train station and further amenities.

The accommodation comprises an entrance porch leading to a spacious lounge/dining room, fitted kitchen, two double bedrooms, bedroom one benefiting from French doors providing access to rear garden, inner hallway and a fitted family bathroom.

Externally, the property is set back from the road with a well maintained rear garden. To the front there is a driveway with off road parking. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Awaiting

Floorplan



Distances

Southminster Railway Station -
5.6 miles
Burnham on Crouch - 8.1 miles
Maldon Town Centre - 11.6 miles
London Southend Airport - 26.1
miles

(All mileages are approximate)

ACCOMODATION

Entrance Hall

1.7m x 1.4m (5'6" x 4'7")

Lounge/Dining Room

4.9m 3.4m (16'0" 11'1")

Kitchen

2.2m x 2.2m (7'2" x 7'2")

Bedroom One

4.1m x 2.8m (13'5" x 9'2")

Bedroom Two

3.3m x 2.5m (10'9" x 8'2")

Inner Hallway

1m x 1m (3'3" x 3'3")

Family Bathroom

2m x 1.8m (6'6" x 5'10")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - N/A
Electric - Mains

Water - Mains
Drainage - Mains
Heating - Electric Heating
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.



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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