

Paul Mason Associates



Anchorage View, St. Lawrence, Southminster, CM0 7JH

Guide price £285,000

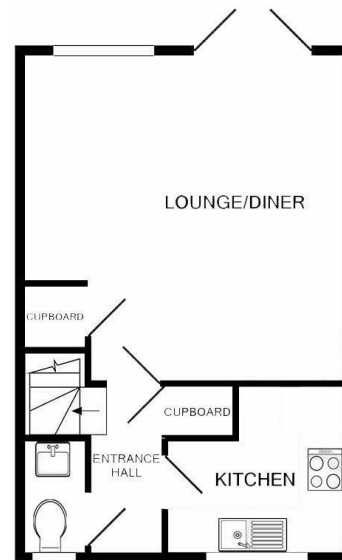
- No Onward Chain
- Waterside Village Location
- Three Bedrooms
- Lounge/Dining Room
- Ground Floor Cloakroom
- First Floor Bathroom
- Garage With Power & Light Connected
- Off-Road Parking
- Landscaped Rear Garden
- EPC - TBC

**\*\*GUIDE PRICE £285,000 - £295,000\*\*** .....No Onward Chain....This well-presented three bedroom mid terraced house is located in the waterside village of St Lawrence which is situated 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.

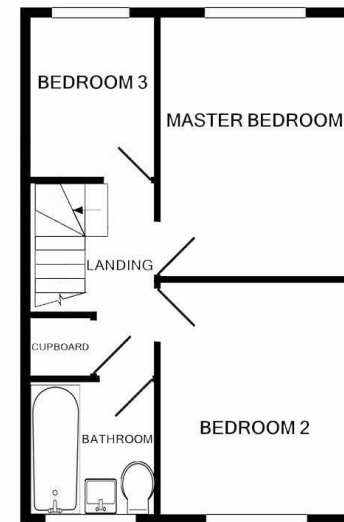
The accommodation begins with a welcoming entrance hall featuring stairs rising to the first floor and access to all ground floor rooms. These include a convenient cloakroom fitted with a modern two-piece suite, a well-appointed fitted kitchen, and a spacious lounge/dining room. The lounge/dining area is particularly bright and inviting, benefiting from French doors that open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor, the landing provides access to three well-proportioned bedrooms along with a stylish three-piece family bathroom suite.

Externally, the property is attractively set back from the road and features a decorative shingle frontage with a pathway leading to the entrance door. The rear garden has been beautifully landscaped, providing a pleasant and low-maintenance outdoor space perfect for relaxing or entertaining. Further benefits include a single garage and additional parking to the front of the property. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
	58		67
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



GROUND FLOOR



1ST FLOOR

## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen

2.6m x 2.4m (8'6" x 7'10")

Living Room

4.7m x 4.6m (15'5" x 15'1")

### FIRST FLOOR

Landing

Family Bathroom

Bedroom One

3.8m x 2.7m (12'5" x 8'10")

Bedroom Two

3.5m x 2.7m (11'5" x 8'10")

Bedroom Three

2.4m x 1.8m (7'10" x 5'10")

### EXTERIOR

Garage

Rear Garden

Frontage

### Property Services

Gas - LPG

Electric - Mains

Water - Mains

Drainage - Mains

Heating - LPG Gas

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.



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