

Paul Mason ^{Associates}



Bramley Way, Mayland, CM3 6ER
Guide Price £325,000 - £350,000

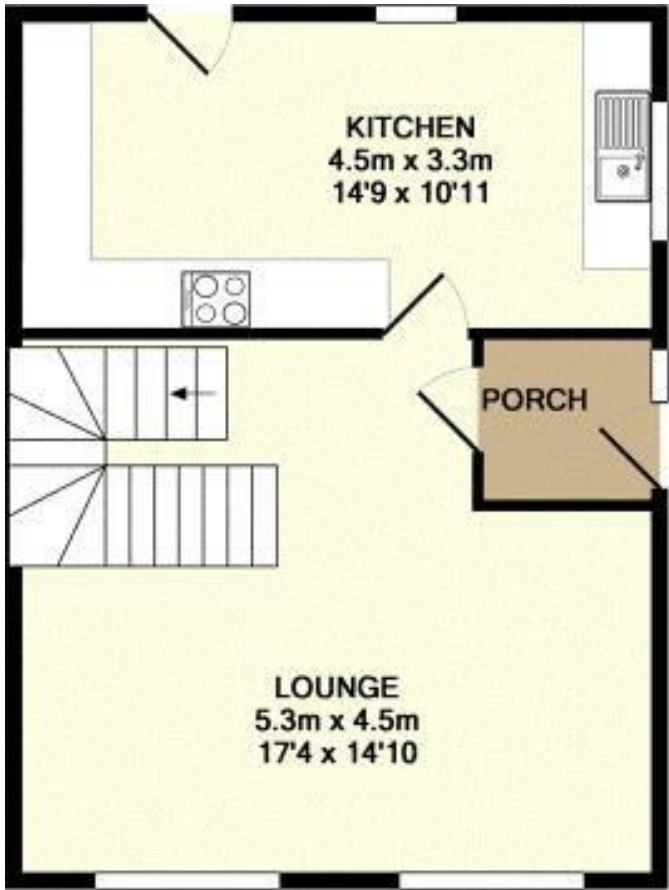
- Driveway Parking
- Garage
- En-Suite to Bedroom One
- Entrance Porch
- Kitchen/Dining Room
- Lounge with Feature Fireplace
- Secluded Rear Garden
- Waterside Village Location
- Semi-Detached
- EPC - C

GUIDE PRICE - £325,000-£350,000.....This wonderful three bedroom family home is located in the sought after waterside village Mayland.

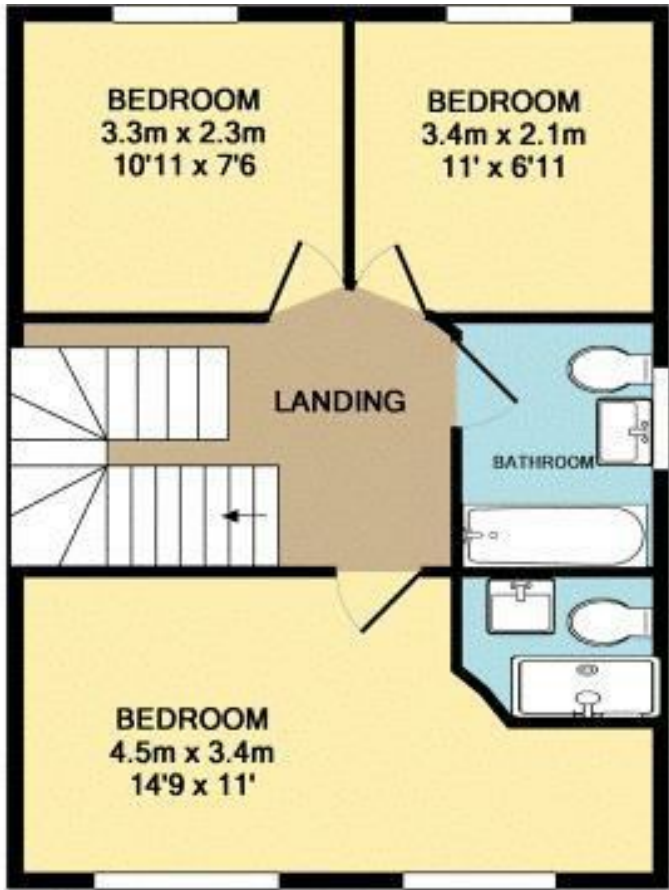
Mayland is situated on the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground 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.

The property accommodation commences a convenient entrance porch, a good size lounge with two windows allowing in plenty of natural light and a kitchen with dining space which benefits from French doors leading out to the rear garden. To the first floor, there is a landing providing access to the three bedrooms and family bathroom, with bedroom one benefitting from an en-suite shower room.

Externally, the property is set back from the road with a generous driveway providing off road parking for numerous vehicles and access to the garage. To the rear, the garden is mainly laid to lawn with a paved patio and pathway leading to the rear where there is a decked seating area under the pergola. Viewing comes highly recommended to appreciate the property on offer.



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
	88		
	69		
Very environmentally friendly - lower CO₂ 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 CO₂ emissions		Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

Entrance Porch

1.5m x 1.2m (4'11" x 3'11")

Lounge

5.3m x 4.5m (17'4" x 14'9")

Kitchen/Dining Room

4.5m x 3.3m (14'9" x 10'9")

FIRST FLOOR

Landing

Bedroom One

4.5m x 3.4m (14'9" x 11'1")

En-Suite

1.6m x 1.6m (5'2" x 5'2")

Bedroom Two

3.3m x 2.3m (10'9" x 7'6")

Bedroom Three

3.4m x 2.1m (11'1" x 6'10")

Family Bathroom

1.9m x 1.6m (6'2" x 5'2")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District
Council

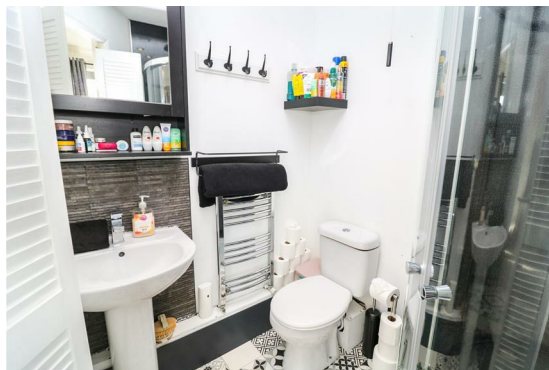
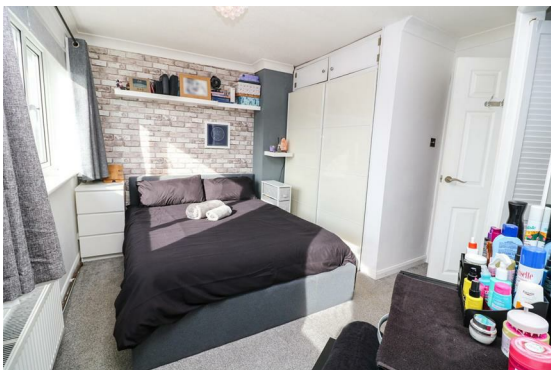
Viewings

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.



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35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

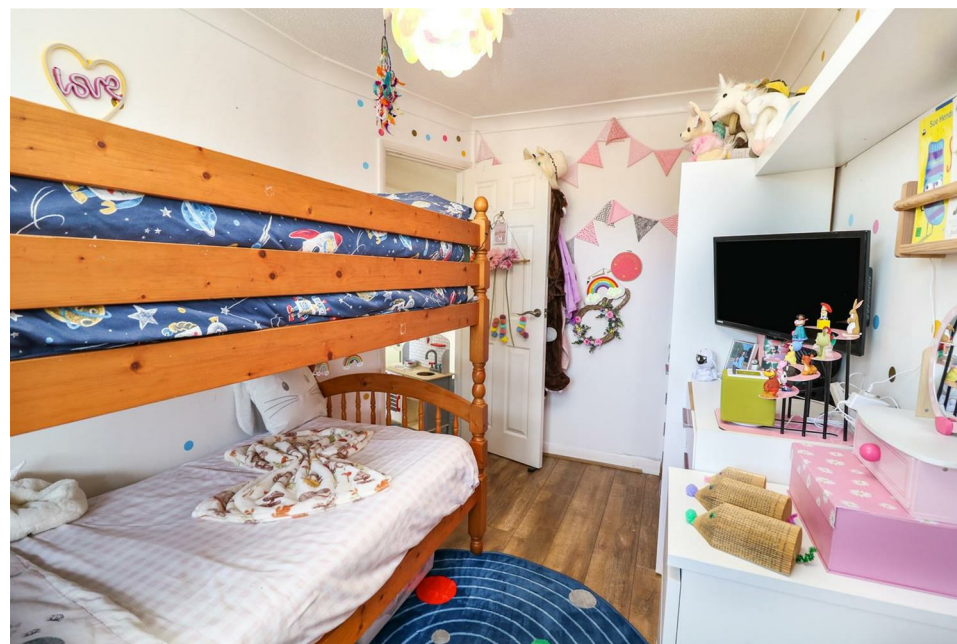
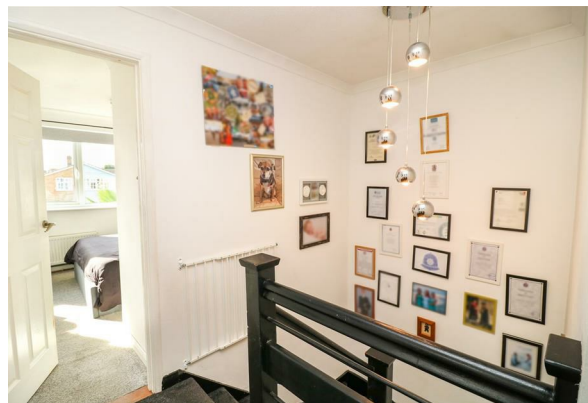
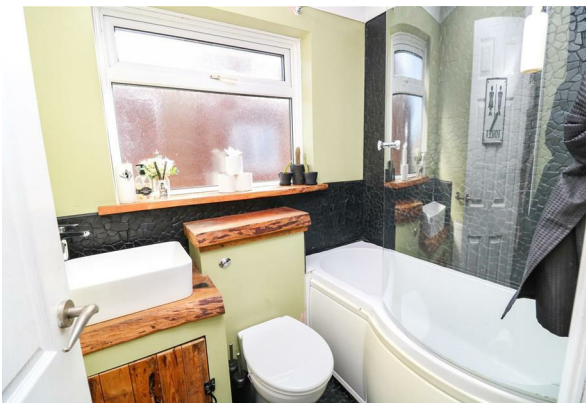
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

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





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