

Paul Mason Associates



Cherry Orchard, Southminster, CM0 7HE  
Guide price £280,000

- End-Terrace House
- Two Double Bedrooms
- Two Reception Rooms & Utility Room
- First Floor Modern Bathroom Suite
- Well Presented Throughout
- Off-Road Parking To Front & Rear
- Low Maintenance Rear Garden
- Generous Lounge Measuring 19'8" x 12'1"
- Fitted Kitchen with Adjoining Dining Room
- EPC - C

GUIDE PRICE £280,000-£290,000..... This well presented two bedroom home is located in the village of Southminster. Southminster is a semi-rural village in the Dengie Peninsula area, popular with commuters due to its train station with links to London. The village also benefits from scenic walks, a primary school, tennis and football club, swimming pool, various shops, restaurants and public houses, something for everyone and ideal for families. The local towns are Burnham-On-Crouch which is within 3 miles, Maldon and South Woodham Ferrers both within 12 miles. The village has many character properties, cottages and Victorian residence. Historically the village was known for its annual horse market, and in the centre, St Leonards Church at the heart of the village dates back to the 15th century.

The accommodation commences with an entrance hall leading to the spacious lounge area, making an ideal room to spend time as a family or for hosting guests. The ground floor also comprises a kitchen with fitted units to eye and base level, and an additional reception room/dining room and a utility/boot room to the rear. To the first floor there is a landing providing access to the two double bedrooms and the modern family bathroom suite. Externally, the property benefits from off-road parking to the front and rear. A low maintenance rear garden which includes a paved patio seating area, artificial lawn area, decorative shingle, flowers and shrubs. The property would make an idea first time purchase, or home for someone downsizing. Viewing comes highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

1.8m x 1.2m (5'10" x 3'11")

#### Living Room

6.0m x 3.7m (19'8" x 12'1")

#### Kitchen

3.7m x 2.3m (12'1" x 7'6")

#### Dining Room

3.4m x 2.3m (11'1" x 7'6")

### FIRST FLOOR

#### Landing

2.7m x 0.9m (8'10" x 2'11")

#### Bedroom One

3.7m x 3.3m (12'1" x 10'9")

#### Bathroom

2.8m x 1.6m (9'2" x 5'2")

#### Bedroom Two

3.8m x 2.3m (12'5" x 7'6")

### 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.



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