

Paul Mason Associates

North Street, Southminster, CM0 7DG  
Offers in excess of £325,000

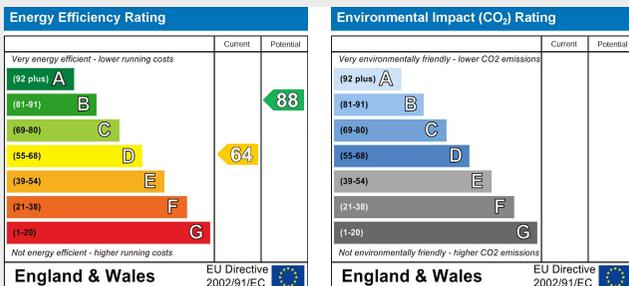
- Characterful Brick Built Cottage
- Two/Three Bedrooms
- Original Features
- Two Reception Rooms
- Fitted Kitchen
- Walking Distance to Mainline Station
- Viewing Strongly Advised
- Large Mature Rear Garden approx. 90ft.
- Outbuilding/Home Office
- EPC - D

This characterful brick built Victorian cottage is situated 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 property boasts original features adding to its charm with the accommodation commencing a lounge with a bay window to the front and a feature fireplace, an inner hall with stairs to the first floor landing, a second reception room, kitchen and family bathroom. The first floor landing provides access to two double bedrooms and a third room accessed through bedroom two.

Externally the property boasts a 90ft mature, secluded rear garden with an array of flowers, trees and shrubs and a summerhouse/home office. The property benefits from a side gate providing access from the rear garden to the frontage which has a small front garden and a brick wall to the boundary. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

#### Lounge

3.7m max x 3.7m + bay window  
(12'1" max x 12'1" + bay window)

#### Dining Room

3.7m x 3.7m (12'1" x 12'1")

#### Inner Hall

Stairs to first floor

#### Kitchen

3.0m x 2.0m (9'10" x 6'6")

#### Bathroom

2.1m x 1.9m (6'10" x 6'2")

### FIRST FLOOR

#### Landing

#### Bedroom One

3.7m max x 3.7m (12'1" max x 12'1")

#### Bedroom Two

3.7m x 3.7m (12'1" x 12'1")

#### Bedroom Three

3.5m x 2.0m (11'5" x 6'6")

### EXTERIOR

#### Rear Garden

#### Home Office

3.5m x 2.5m (11'5" x 8'2")

#### 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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