

Paul Mason Associates



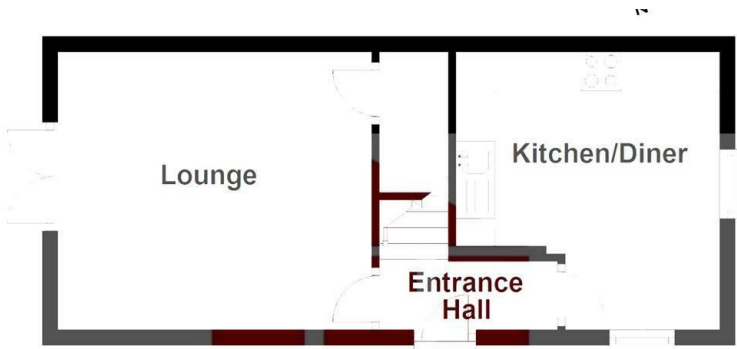
Teal Avenue, Mayland, CM3 6TU

Guide price £280,000

- Well Presented Throughout
- Off Road Parking
- Rear Garden
- Two Bedrooms
- First Floor Bathroom
- Kitchen/Dining Room
- Village Location
- Freehold Property
- Semi-Detached House
- EPC - D

**** Onward Chain Complete **** Guide Price £280,000 - £290,000...This well presented two bedroom semi detached house is located in the popular waterside village of Mayland, part of 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 accommodation comprises entrance hall, lounge with French doors leading to the rear garden and a modern kitchen/breakfast room. To the first floor there are two double bedrooms and a modern three piece bathroom suite. Externally the property is set back from the road and has a well maintained secluded rear garden. To the front the property boasts two parking spaces. Viewings come highly recommended to fully appreciate the property on offer.



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
79					
60					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge

4.09m x 3.56m (13'5" x 11'8")

Kitchen/Dining Room

3.56m x 3.40m > 2.21m (11'8" x 11'2" > 7'3")

FIRST FLOOR

Landing

Bedroom One

4.09m x 2.84m + wardrobes (13'5" x 9'4" + wardrobes)

Bedroom Two

3.56m x 2.11m (11'8" x 6'11")

Bathroom

EXTERIOR

Rear Garden

Frontage

Parking

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

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





Paul Mason Associates

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

