

Paul Mason Associates



Main Road, St. Lawrence, Southminster, CM0 7NA

£350,000

- Detached Bungalow
- Waterside Village Location
- Three Bedrooms
- Refitted Kitchen
- Refitted Shower Room
- Conservatory
- Off Road Parking
- Garage
- Low Maintenance Rear Garden
- EPC - TBC

This three bedroom detached bungalow is located in St Lawrence, a waterside village 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 commences with an entrance hall and benefits from a well sized kitchen/dining room, a lounge which includes a feature fireplace, a conservatory overlooking the rear garden, a shower room, separate cloakroom and three bedrooms.

Externally the property benefits from being on a corner plot with a garage and driveway parking to the rear. The garden is paved and has a lawn area. A side door provides access to the rear garden and a side door to the garage. Viewing comes recommended.

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Approximate Gross Internal Area = 87.2 sq m / 938 sq ft
 Garage = 10.4 sq m / 111 sq ft
 Total = 97.6 sq m / 1049 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
	74		
	43		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

ACCOMODATION

GROUND FLOOR

Entrance Hall

4.0m x 3.4m (13'1" x 11'1")

Bedroom One

3.4m x 3.0m (11'1" x 9'10")

Bedroom Two

3.3m x 3.0m (10'9" x 9'10")

Bedroom Three

3.1m x 2.6m (10'2" x 8'6")

Shower Room

1.9m x 1.7m (6'2" x 5'6")

Cloakroom

1.9m x 1.0m (6'2" x 3'3")

Lounge

4.7m x 3.2m (15'5" x 10'5")

Kitchen/Breakfast Room

4.8m x 2.4m (15'8" x 7'10")

Conservatory

4.8m x 3.0m (15'8" x 9'10")

EXTERIOR

Garage

Rear Garden

Frontage

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

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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