

Paul Mason Associates



New Moor Crescent, Southminster, Essex, CM0 7DJ  
Guide price £350,000

- Well Presented Throuhgout
- Three Bedroom House
- Off Road Parking
- Open Plan

### Kitchen/Dining/Family Room

- Utility/Cloakroom
- Refitted Kitchen
- Refitted Bathroom
- Refitted Utility/Cloakroom
- Spacious Accommodation

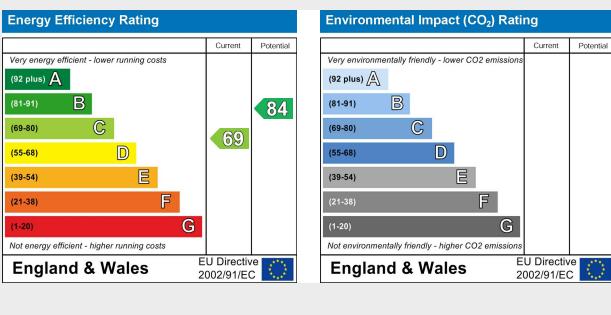
Throughout

- EPC - D

GUIDE PRICE £350,000 - £375,000...This three bedroom semi-detached family home has been much improved by the current sellers. The accommodation commences an entrance porch leading through to the hallway with stairs to the first floor and doors to the lounge, opening to a snug room, currently used as a gym area. The property benefits from an extended open plan kitchen/dining/family room which overlooks the rear garden, including a newly fitted utility/cloakroom. To the first floor there is a landing providing access to the three good sized bedrooms and modern family bathroom.

Externally, the property is set back from the road with a block paved driveway which accommodates off road parking for numerous vehicles and a decorative shingle area surrounding the pathway to the entrance door. There is also side access to the rear garden. The garden is mostly laid to lawn with a paved patio seating area.

The property is located in the village of Southminster, 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.



## ACCOMMODATION

### GROUND FLOOR

Porch

Entrance Hall

Living Room

4.95m x 3.43m (16'3" x 11'3")

Dining Room/Snug

3.43m x 2.69m (11'3" x 8'10")

Kitchen/Family Room

5.8m x 5.2m (19'0" x 17'0")

Utility/Cloakroom

2.9m x 1.2m (9'6" x 3'11")

### FIRST FLOOR

Landing

Bedroom One

4.19m x 3.40m (13'9" x 11'2")

Bedroom Two

4.19m x 2.74m (13'9" x 9'0")

Bedroom Three

2.77m x 2.41m (9'1" x 7'11")

Bathroom

## 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.

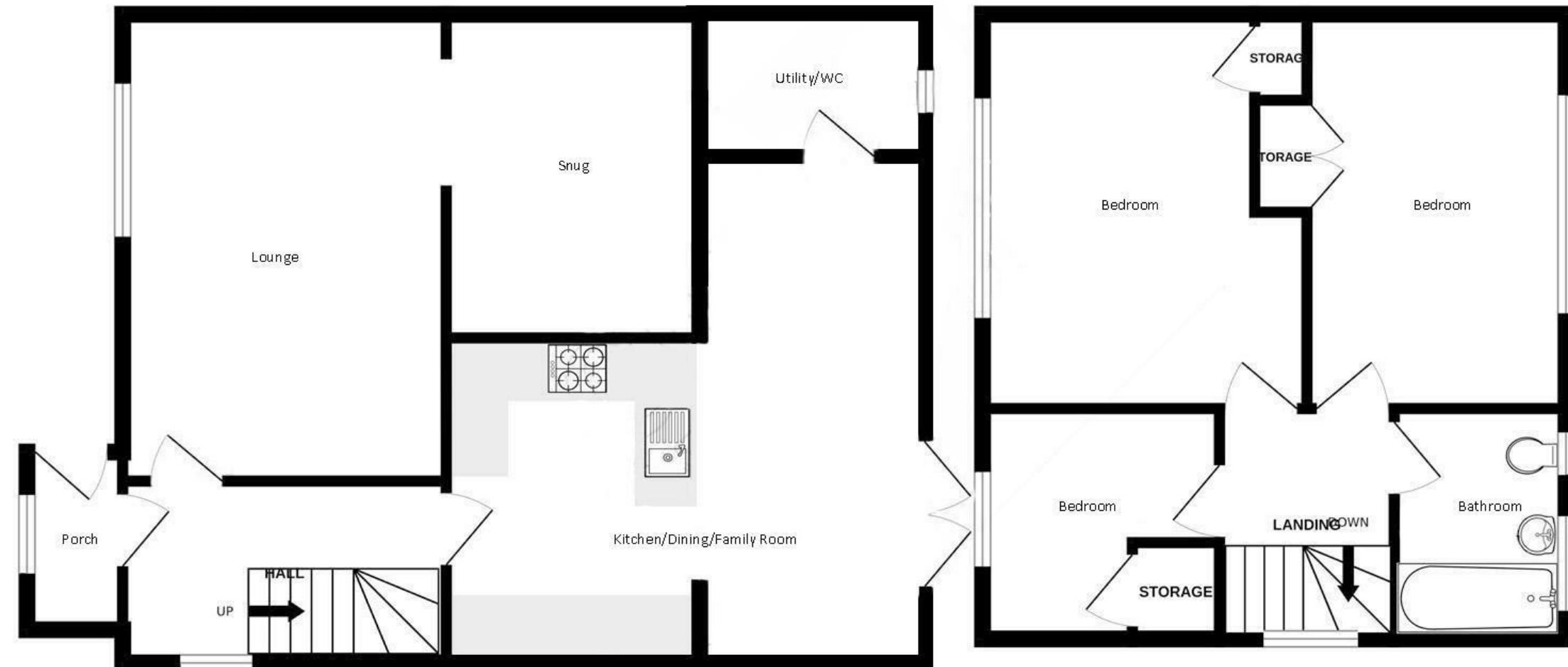
## Important Notices

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.

## GROUND FLOOR

## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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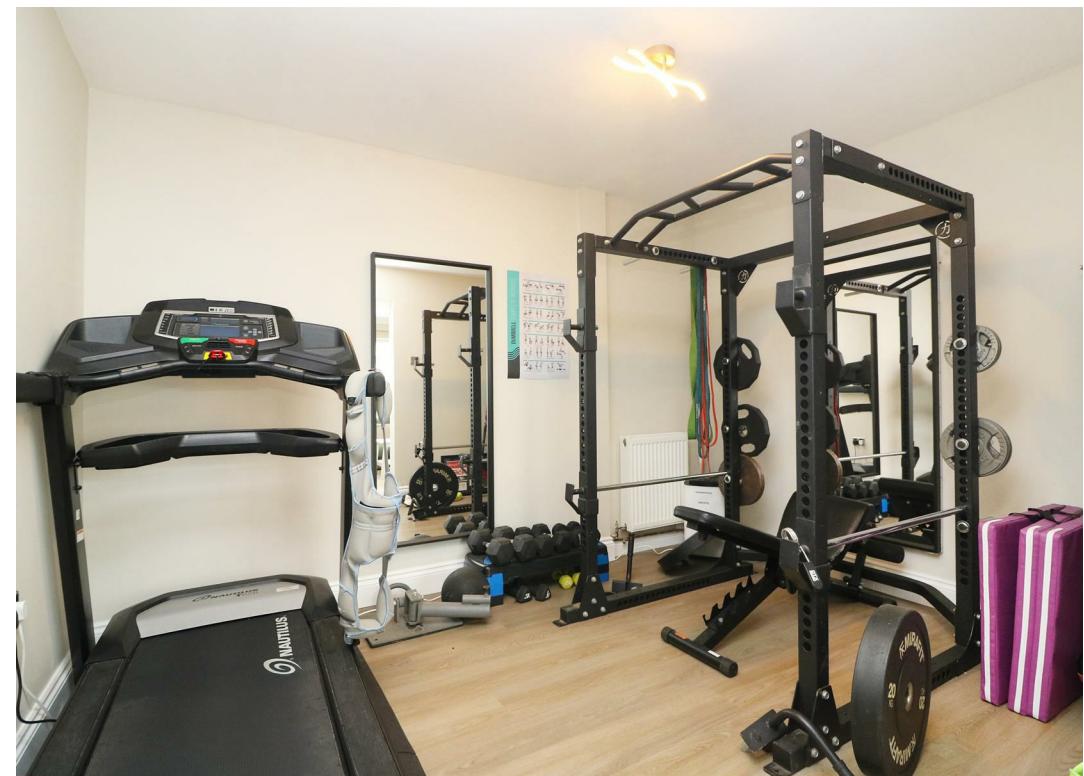
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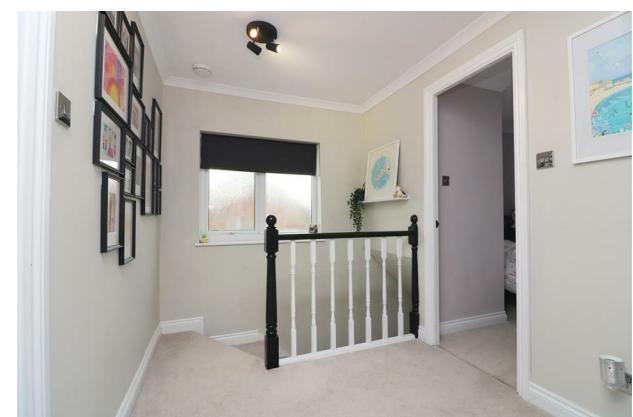
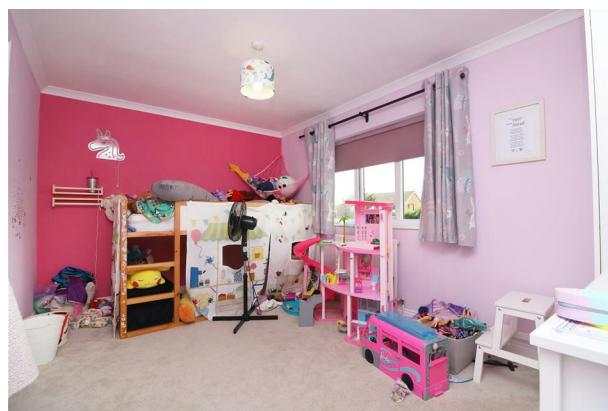
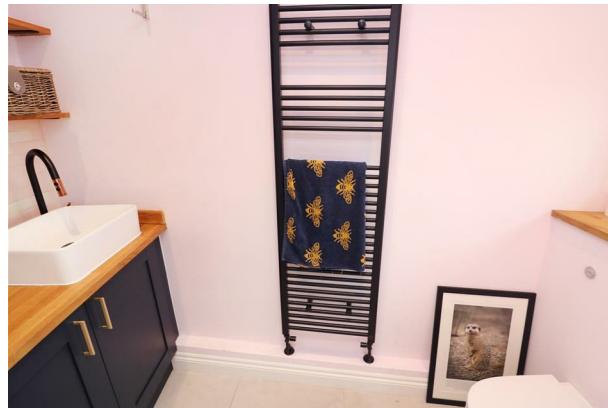
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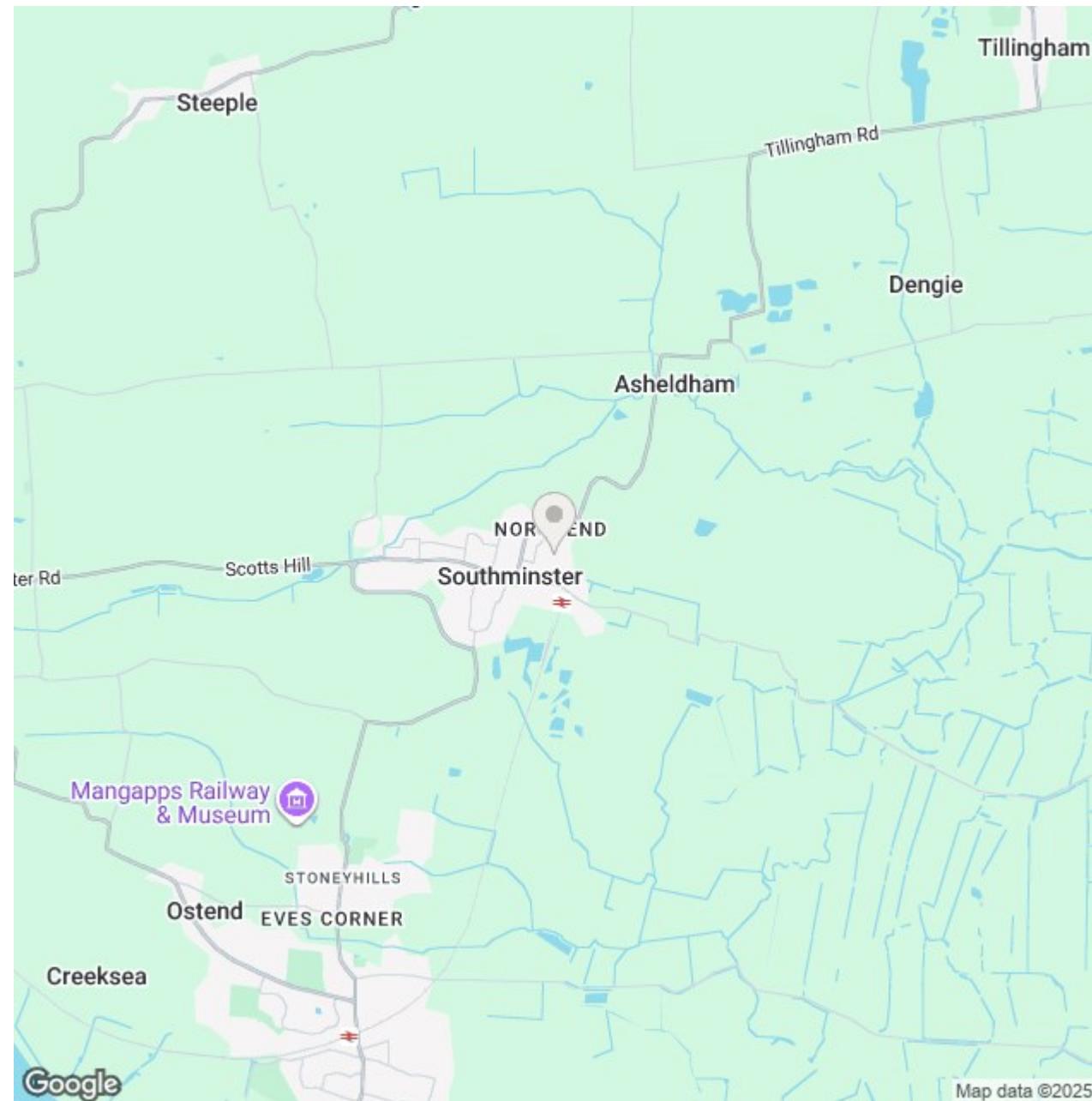
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