

Paul Mason Associates



The Street, Great Tey, CO6 1JS  
Guide price £475,000



## ACCOMMODATION

### GROUND FLOOR

#### Porch

#### Lounge

3.3m x 5.8m (10'9" x 19'0")

#### Kitchen/Dining Room

4.8m x 5.5m max (15'8" x 18'0" max)

### FIRST FLOOR

#### Landing

#### Bedroom One

3.3m x 3.8m (10'9" x 12'5")

#### Dressing Room/Bedroom Three

3.1m x 1.9m (10'2" x 6'2")

#### Shower Room

#### Bedroom Two

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

#### En-Suite Bathroom

3.2m x 1.5m (10'5" x 4'11")

### EXTERIOR

#### Garden

#### Detached Garage

Office - 3.0m x 3.3m

Workshop- 3.0m 2.8m

#### Driveway

### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

### Viewings

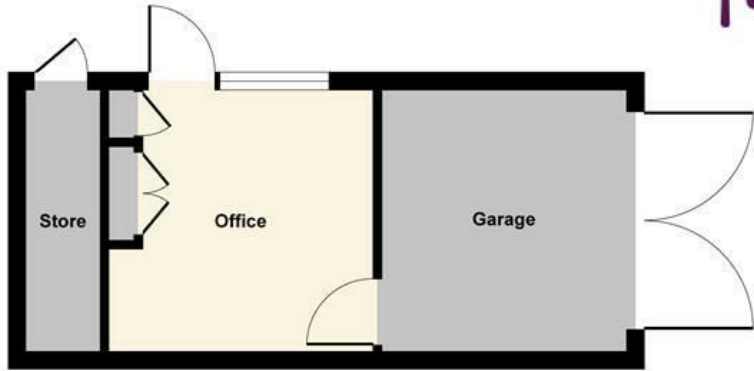
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

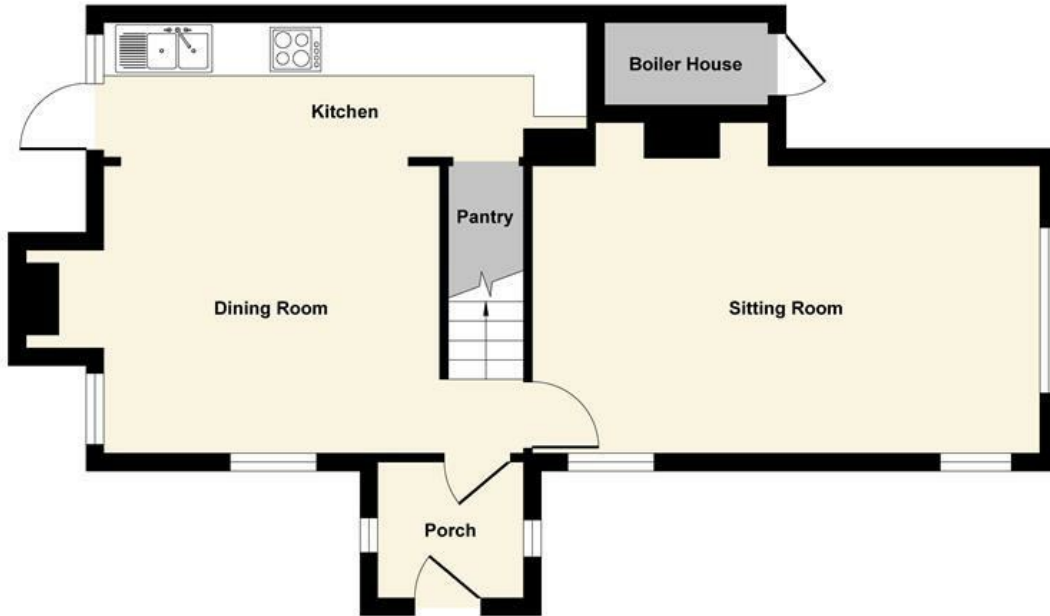
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. 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

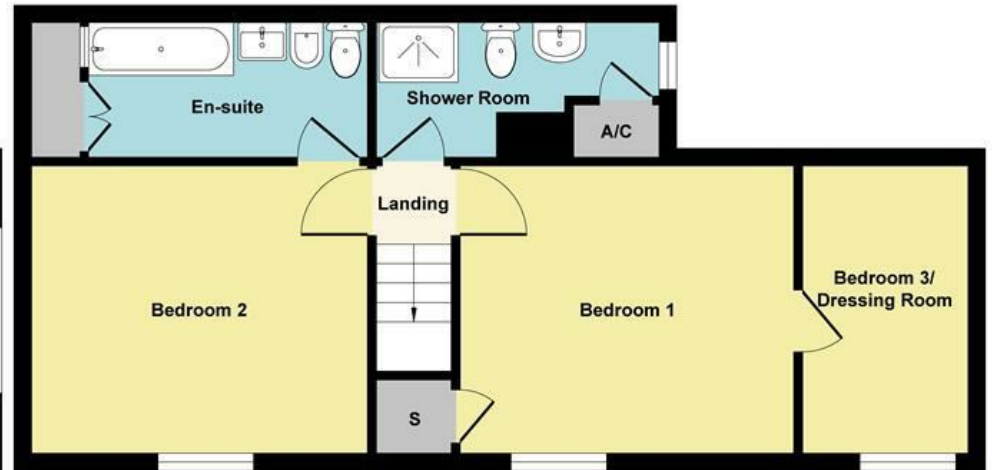
having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



Outbuilding



Ground Floor



First Floor



Paul Mason Associates

35 The Street  
Latchingdon  
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Bruce House  
17 The Street  
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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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