

Paul Mason Associates

Mason  
Development Investment  
For sale  
01273 742310  
paulmason.co.uk

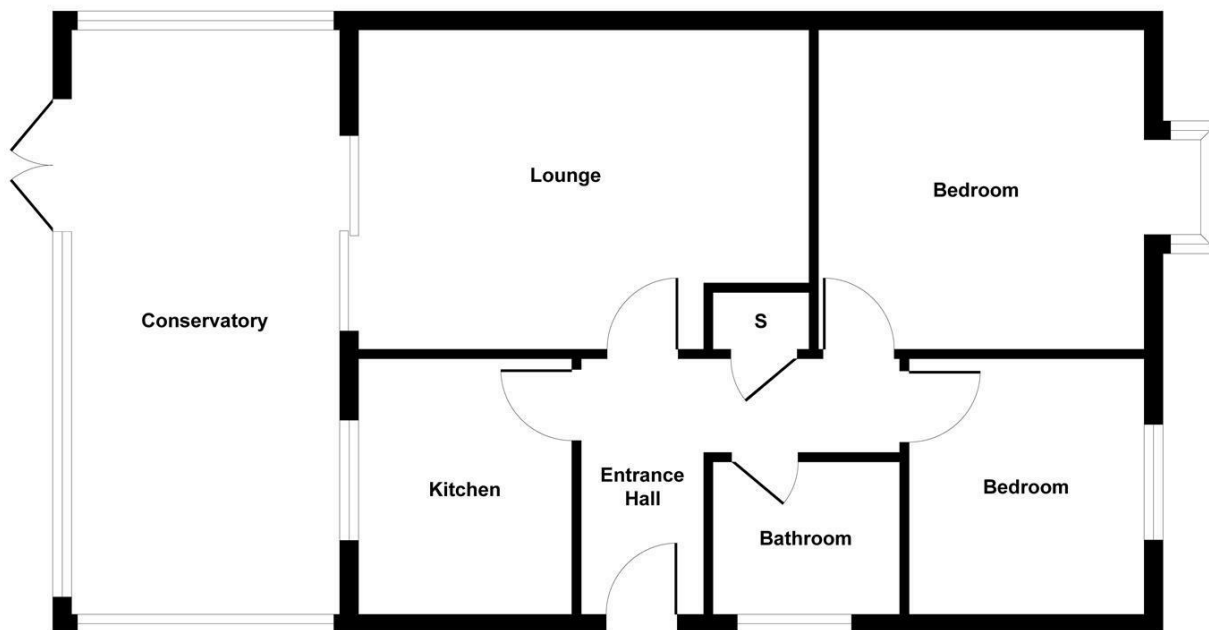
54

Main Road, St. Lawrence, Essex, CM0 7NA  
Guide price £340,000

- Detached two bedroom bungalow
- Refitted kitchen
- Refitted bathroom
- Lounge with log burner
- Full length conservatory across the back
- Incredibly well presented
- Well established rear garden
- Garage
- Waterside village location
- EPC -D

**\*\*GUIDE PRICE £340,000 - £345,000\*\*** .....This well presented two double bedroom detached bungalow is conveniently located within walking distance of the popular St Lawrence Bay Sailing Club, shops, restaurants and pleasant riverside walks. The accommodation includes a hallway, lounge with log burner, refitted kitchen, two double bedrooms and a re-fitted family bathroom and a full length conservatory across the rear. Externally the property also offers a well maintained rear garden with access to an outbuilding/workshop. To the front the property has parking to the side of the property for multiple cars along with a single garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer. The property is part of the Wick Farm Residence and benefits from private access to the beach over maintained green land.

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Floor Plan  
Approximate Floor Area  
755 sq. ft  
(70.20 sq. m)

Approx. Gross Internal Floor Area 755 sq. ft / 70.20 sq. m  
Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
	<b>91</b>		
	<b>63</b>		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

## Distances

Ormiston Rivers Academy - 7.9 miles

Southminster Railway Station - 6.0 miles

Burnham-on-Crouch - 8.5 miles

Maldon Town Centre - 13.1 miles

Southend (London) Airport - 26.4 miles

## ACCOMMODATION

### Entrance Hall

Original solid wood door to front, loft hatch with pull down ladder, storage cupboard housing hot water cylinder, doors to accommodation.

### Kitchen

3.1m x 2.5m (10'2" x 8'2" )

Refitted kitchen with units fitted to eye and base level with laminate work surfaces. Inset stainless steel sink with drainer, mixer taps. Integrated electric cooker and oven with extractor fan over. Space for fridge freezer, slimline dishwasher. Coved ceiling. Glazed window to side and rear.

### Lounge

4.7m x 3.4m (15'5" x 11'1" )

Log burner, coved ceiling, glazed sliding patio doors into:

### Conservatory

6.3m x 3m (20'8" x 9'10" )

Glazed window's to all sides. French doors opening to rear garden.

### Bedroom One

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

Glazed window to front, fitted triple wardrobe and dresser.

### Bedroom Two

3.5m x 2.7m (11'5" x 8'10" )

Glazed window to front, fitted double wardrobe.

### Family Bathroom

Re-fitted three piece suite comprising an Aqualisa corner shower cubicle with mixer taps and shower head over. Concealed w.c. Vanity wash hand basin. Extractor fan. Heated towel rail. Inset spotlights. Part tiled walls. Glazed window to side.

## EXTERIOR

### Garage

Up and over door with power and lighting connected.

### Front Garden

Driveway providing parking for multiple cars. Access to the single garage and entrance door. Outside lighting. Iron gate leading to the rear garden. Iron fence to borders at the front with mainly laid to lawn with flower and shrub borders.

### Rear Garden

Patio area and pathway, laid to lawn, patio seating area, pathway to garage. Various flowers and shrubs borders. Access to front via iron side gate.

### Services

Gas- N/A

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Electric Central Heating

Local Authority - Maldon District

Council - Tax Band - C

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

### 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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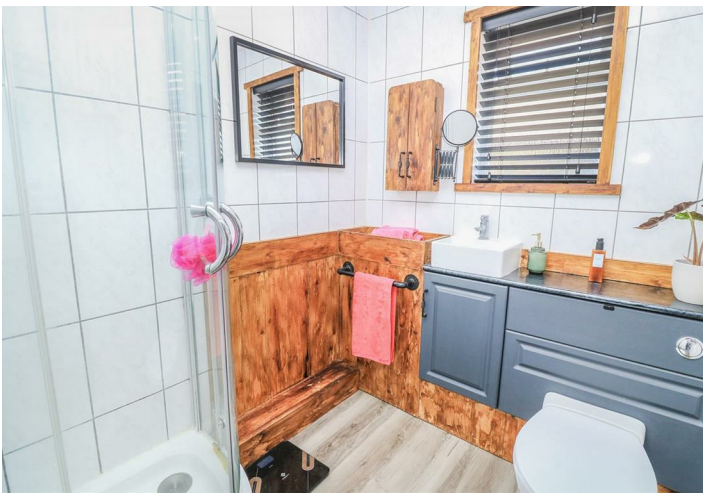
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Sales | Lettings | Development | Investment

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