

Paul Mason Associates



Manor Road, Nounsley, Hatfield Peverel, Essex, CM3 2LZ

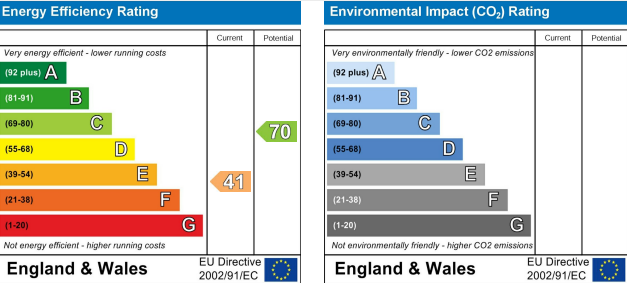
£1,650

- Available Immediately
- Highly Sought After Location
- Recently Renovated Throughout
- Three Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Refitted First Floor Bathroom
- 0.9 Miles to Hatfield Peverel Primary School
- 1.6 Miles to Train Station
- EPC - TBC

This well presented, recently refurbished 3 bedroom semi-detached home is located in the highly sought after village of Nounsley, Hatfield Peverel where there are an array of scenic countryside walks whilst being close to local amenities, just 0.9 miles from the local primary school and 1.6 miles from the village train station.

The accommodation commences with an entrance hall with stairs to the first floor and oak doors to the lounge and kitchen which has units fitted to eye and base level, integrated oven with extractor fan over and a breakfast bar. There is an additional ground floor reception room/dining room off the kitchen as well as a porch to the rear leading out to the garden. To the first floor, there is a landing with airing cupboard and access to the three bedrooms and refitted family bathroom.

Externally, the property benefits from a generous size corner plot which is mostly laid to lawn to the rear, side and front of the property and also has a paved patio seating area and off-road parking to the rear. Viewing comes highly recommended to appreciate the property on offer.



Total area: approx. 947.3 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

Distances

Hatfield Peverel Primary School
- 0.9 miles
Hatfield Peverel Railway Station
- 1.6 miles
A12 Southbound - 2.0 miles
A12 Northbound - 1.3 miles
Chelmsford City Centre - 8 miles

All distances are approximate.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

5.57m x 2.05m (18'3" x 6'8")

Lounge

4.12m x 3.60m (13'6" x 11'9")

Kitchen

3.21m x 3.15m (10'6" x 10'4")

Dining Room

3.21m x 2.57m (10'6" x 8'5")
Double glazed window to rear.
Radiator. Coved ceiling.

FIRST FLOOR

Landing

2.57m x 1.96m (8'5" x 6'5")

Bedroom One

4.14m x 2.87m (13'6" x 9'4")

Bedroom Two

3.49m x 3.03m (11'5" x 9'11")

Bedroom Three

2.72m x 2.84m max (8'11" x 9'3" max)

Bathroom

2.11m x 1.88m (6'11" x 6'2")

EXTERIOR

Rear Garden

A secluded lawned garden.

Front and Side Garden

Property Services

Gas - Calor Gas
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Braintree

Agent Note

Please note the property is currently tenanted and therefore furnished with the tenants belongings. The images provided were taken prior to this tenancy period.

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.



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

