Beresfords Est 1968




**Asking Price £350,000**

**Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band C | EPC To be confirmed | Ref MAS260223**

# New Moor Crescent Southminster CM0 7DJ

Well-presented three bedroom semi-detached home within walking distance of Southminster station, shops and schools. Offering spacious living, a generous garden, parking for three vehicles and a versatile home office, this well-maintained property is ideal for families and commuters.

- Well-presented three bedroom semi-detached home
- Separate lounge and dining room
- Modern kitchen with integrated appliances
- Built-in wardrobe to bedroom one
- Family bathroom and separate WC
- Wide plot with a generously proportioned garden
- Converted garage providing a versatile home office
- Driveway parking for up to three large vehicles
- Within walking distance of Southminster station, local shops and primary schools
- Ideal for families, commuters, first-time buyers or those working from home







Scan the QR code for full details and key information on this property.







Beresfords


Beresfords


Beresfords


Beresfords

**Beresfords - Maldon Sales**
Beresfords Residential
7 High Street
Maldon
Essex
CM9 5PB

T: 01621 853 111
E: maldonsalesdept@beresfords.co.uk
**www.beresfords.co.uk**

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.
Made with Metropix ©2026

## Room Dimensions

### Ground Floor

**Entrance Hall**
**Dining Room** *13'7" x 8'9" (4.14m x 2.67m)*
**Lounge** *13'9" x 15'8" (4.2m x 4.78m)*
**Kitchen** *6'9" x 13'9" (2.06m x 4.2m)*

### First Floor

**Bedroom One** *12'7" x 11'7" (3.84m x 3.53m)*
**Bedroom Two** *12'5" x 8'9" (3.78m x 2.67m)*
**Bedroom Three** *9'2" x 10' (2.8m x 3.05m)*
**Bathroom**
**Separate WC**

## (EPC AWAITED)

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:** Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property