



Plot 2 Springwood Close, Latchingdon, CM3 6YJ
Guide price £625,000

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Some More Information

Set back in a private mews of just 5 bungalows this property has a central spine entrance hall which gives access to all three double sized bedrooms including the principle bedroom with its en-suite shower room. Continuing along the hall the main bathroom provides both a shower enclosure and separate bath along with the W.C. and wash hand basin.

Beyond a glazed entrance door gives access to the open plan living dining kitchen space, including two sets of bi-folding doors leading out to the paved terrace and rear garden. The kitchen is fitted with a range of eye and base level cupboards and drawers beneath quartz stone worksurfaces and has fitted AEG appliances and tiled floor whilst the balance of the open plan area is finished with an engineered oak flooring with an interconnecting door to the large single garage.

Externally

To the front of the property the block paved driveway provides off street parking for a number of vehicles, which in turn leads to the attached garage with electric roller shutter door which is spacious and provides an interconnecting door to the main living space providing an ideal opportunity to have an additional accommodation or utility usage subject to necessary consents.

A paved porcelain slab pathway leads to the side of the property and continues to provide an expansive area to the rear of both set of bi-folding doors ideal for relaxation and overlooking the fields to the rear. The balance of the garden is laid to lawn with wood panel fences and field views to the rear.

Location

Situated in an attractive position set back from the road in a private mews, the property is just a short walk away from the Jacks bowling centre and Latchingdon Village a little further on. Within the Village there is a village hall with large playing fields, convenience store and separate newsagents, Chinese takeaway and 24hr petrol station with Greggs store, completing the village amenities is The Red Lion Pub.

Hallway

22'11" x 4'6" (6.99m x 1.37m)

Living Room

15'7" x 12' (4.75m x 3.66m)

Kitchen/Diner

24'9" x 13'4" (7.54m x 4.06m)

Master Bedroom

12'3" x 12'2" (3.73m x 3.71m)

En-Suite

9'1" x 4'2" (2.77m x 1.27m)

Bedroom Two

12'10" into bay x 10'5" (3.91m into bay x 3.18m)

Bedroom Three

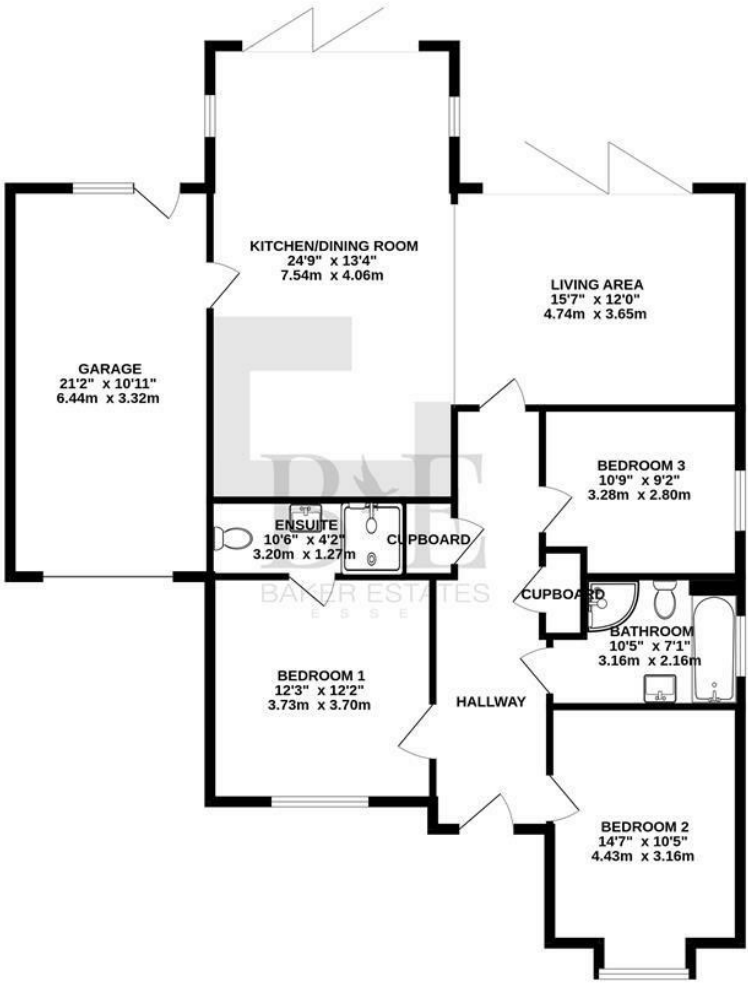
10'11" x 9'2" (3.33m x 2.79m)

Bathroom

8'7" plus door recess x 7'1" (2.62m plus door recess x 2.16m)



GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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