

Paul Mason Associates



Snoreham Gardens, Latchingdon, CM3 6UN

Guide price £290,000

- Spacious Accommodation Throughout
- Lounge/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Village Location
- Secluded Rear Garden
- Backing onto playing fields
- Two Parking Spaces
- EPC - TBC

GUIDE PRICE £290,000 - £295,000.....This well-presented two bedroom house is conveniently situated in the attractive village of Latchingdon. The village is located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles away and Chelmsford approximately 14 miles. The village itself homes less than 1200 residents according to the 2021 census and benefits from a number of amenities including a 24 hour petrol garage, shops, post office, public house, primary school, diner and motel, bowls club, playing field and a village hall and church which both hold events.

The accommodation includes a landing, two double bedrooms and a fitted family bathroom to the first floor. On the ground floor there is a lounge/dining room and fitted kitchen. Externally the property is set back from the road and has a well maintained rear garden. To the front the property boasts two allocated parking space. Viewings come highly recommended to fully appreciate the property on offer.



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

ACCOMMODATION

GROUND FLOOR

Kitchen

3.2m x 2.9m (10'5" x 9'6")

Lounge/Diner

6.3m x 3.7m (20'8" x 12'1")

FIRST FLOOR

Landing

3.4m x 1.7m (11'1" x 5'6")

Bedroom One

3.1m x 3.0m (10'2" x 9'10")

Bedroom Two

3.1m x 2.3m (10'2" x 7'6")

Bathroom

2.9m x 1.7m (9'6" x 5'6")

EXTERIOR

Rear Garden

Parking

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon

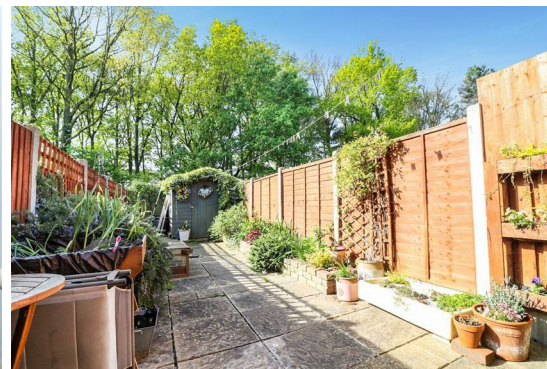
Viewings

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.



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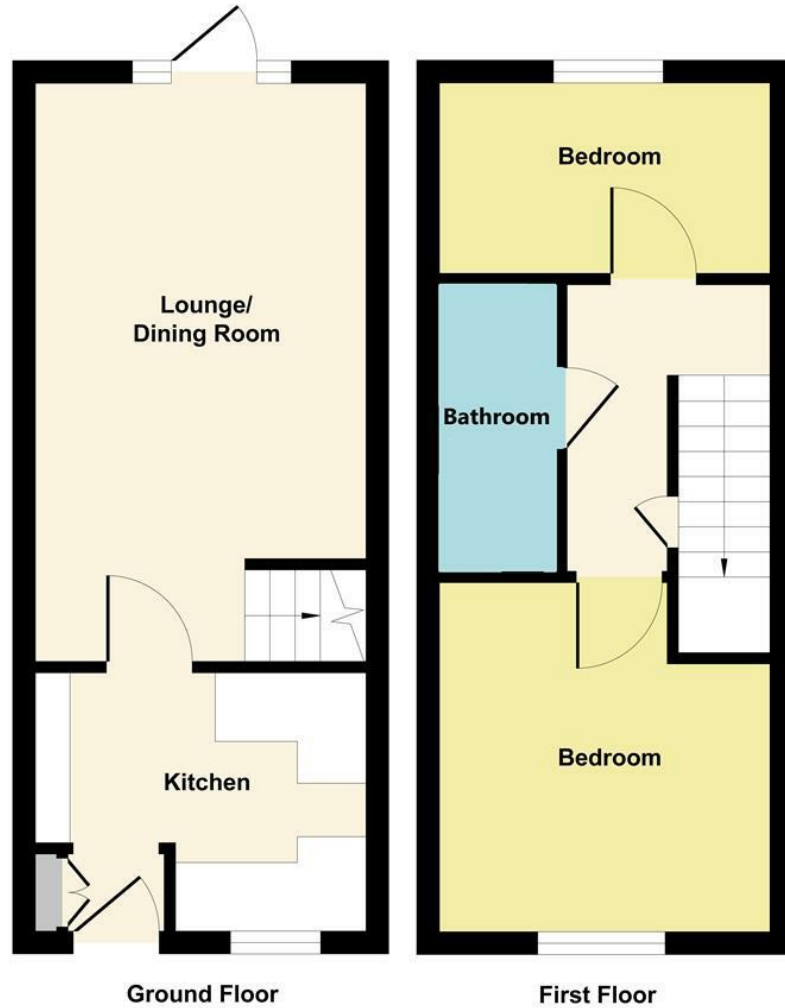
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