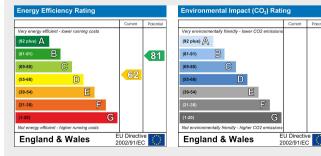
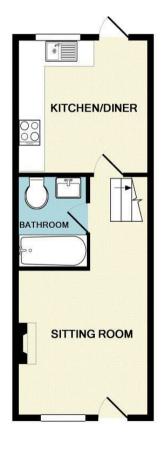


- No Onward Chain
- Semi Detached Cottage
- Two Bedrooms
- Re-Fitted Kitchen/BreakfastRoom
- Lounge
- Inner Hall/Study
- Rear Garden
- Garage
- Farmland Views To The Rear
- EPC D



No Onward Chain.....A well presented two bedroom cottage, benefitting from a large garage. The 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 property comprises of a lounge which opens into the inner hallway/study area with stairs to the first floor, re-fitted kitchen/breakfast room, bathroom and the two first floor bedrooms. Externally the garden are low maintenance with a paved patio and raised timber decking area. To the rear of the property is a large garage measuring 16'10" x 8'3" offering additional storage over. Viewings come highly recommended to fully appreciate the property on offer.





1ST FLOOR APPROX. FLOOR AREA 201 SQ.FT. (18.6 SQ.M.)

GROUND FLOOR APPROX. FLOOR AREA 300 SQ.FT. (27.9 SQ.M.)

Distances

Latchingdon Church of England Primary School (0.1 mile) Althorne Train station (3 miles) North Fambridge Train Station (3 miles) Maldon Town Centre (6miles) Burnham-On-Crouch (6.5 miles)

All mileages are approximate

Accommodation

GROUND FLOOR

Lounge

3.44m x 3.15m (11'3" x 10'4")
Part glazed entrance door and window to front. Inset ceiling lighting and recessed brick fireplace with space for an electric fire.

Inner Hall

Stairs to first floor and inset ceiling lighting, door to:

Kitchen/Breakfast Room

3.44m x 2.99m (11'3" x 9'9")
Half glazed door and window to rear. Re-fitted units to eye and base level finished with square edge work surfaces and tiled surround. Stainless steel sink unit with drainer and mixer taps.Built-in oven, hob and extractor. Space for fridge freezer. Integrated dishwasher

and washing machine. Concealed gas fired combination boiler.

Bathroom

White suite comprising bath with mixer taps and shower attachment, inset wash hand basin and low level WC with concealed cistern. Tiled walls and floor. Inset ceiling lighting. Heated towel rail.

FIRST FLOOR

Landing

Stairs to ground floor.

Bedroom One

3.19m x 3.52m (10'5" x 11'6") Window to front and inset ceiling lighting.

Bedroom Two

2.66m x 2.28m (8'8" x 7'5") Window to rear with farmland views and inset ceiling lighting.

EXTERIOR

Rear Garden

Commencing with a paved patio area with outside lighting and gate to side. Raised timber decking area ideal for entertaining and space for timber shed.

Garage

5.13m x 2.51m (16'10" x 8'3") Double hinge doors to front and loft space ideal for storage.

Viewings.

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

Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
Local Authority - Maldon

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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