

Paul Mason Associates



The Street, Latchingdon, CM3 6JS

- No Onward Chain
- Semi Detached Cottage
- Two Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- 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.)

TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.5 SQ.M.)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	81		
	62		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Distances

Latchingdon Church of England
Primary School (0.1 mile)
Althorne Train station (3 miles)
North Farnbridge 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.

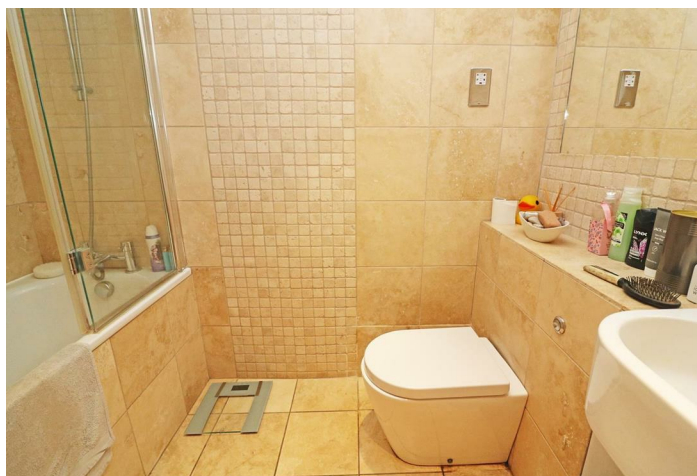
Strictly by appointment only
through the selling agent Paul
Mason Associates on 01621
742310.

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.



Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
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