

Paul Mason Associates



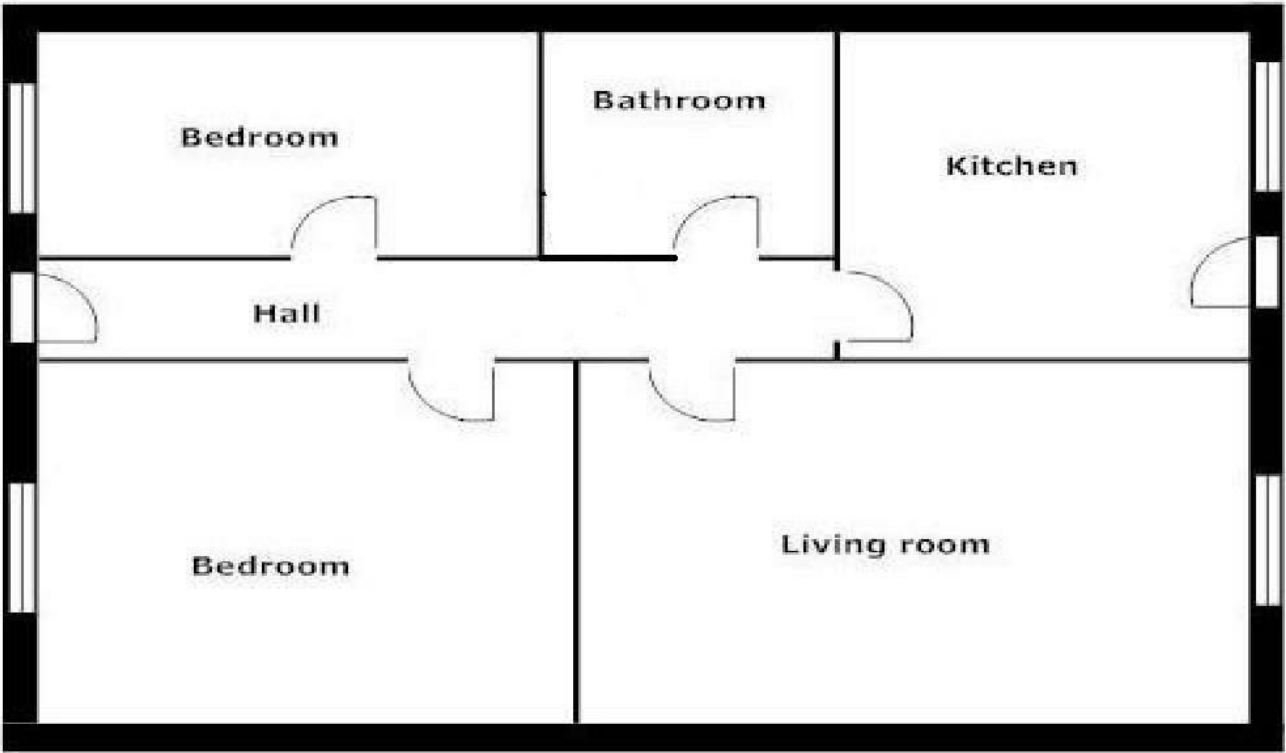
St. Michaels Close, Latchingdon, CM3 6UW
Offers in excess of £275,000

- No Onward Chain
- Two Bedrooms
- Re-Fitted Shower Room
- Re-Fitted Kitchen
- Living/Dining Room
- Spacious Accommodation Throughout
- Village Location
- Close To The School & Open Farmland
- Off Road Parking for Two Cars & Garage
- EPC - TBC

No Onward Chain.....This well-presented two bedroom bungalow is located in a pleasant and private no through road in the village of Latchingdon. This property boasts a driveway and one allocated parking space. There is also a garage with this property.

The accommodation includes a hallway, lounge/dining room with doors leading to the rear garden. Re-fitted kitchen, two bedrooms with a re-fitted shower room. Externally, the property offers a well maintained rear garden and parking to the front. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..

Latchingdon is a village 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. The village 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. There are plenty of countryside footpaths providing scenic walks around the village.



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	

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge/Dining Room

4.5m x 3.2m (14'9" x 10'5")

Kitchen

2.8m x 2.8m (9'2" x 9'2")

Bedroom One

3.7m x 3.2m (12'1" x 10'5")

Bedroom Two

3.5m x 1.9m (11'5" x 6'2")

Shower Room

EXTERIOR

Rear Garden

Frontage

Driveway & One Allocated Parking Space

Garage

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245
382555.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District
Council

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.



Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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