

Paul Mason Associates



St. Michaels Close, Latchingdon, CM3 6UW

Guide price £265,000

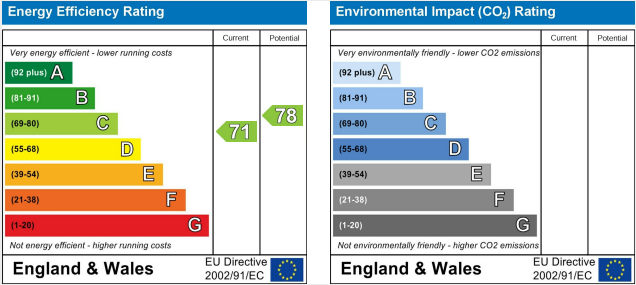
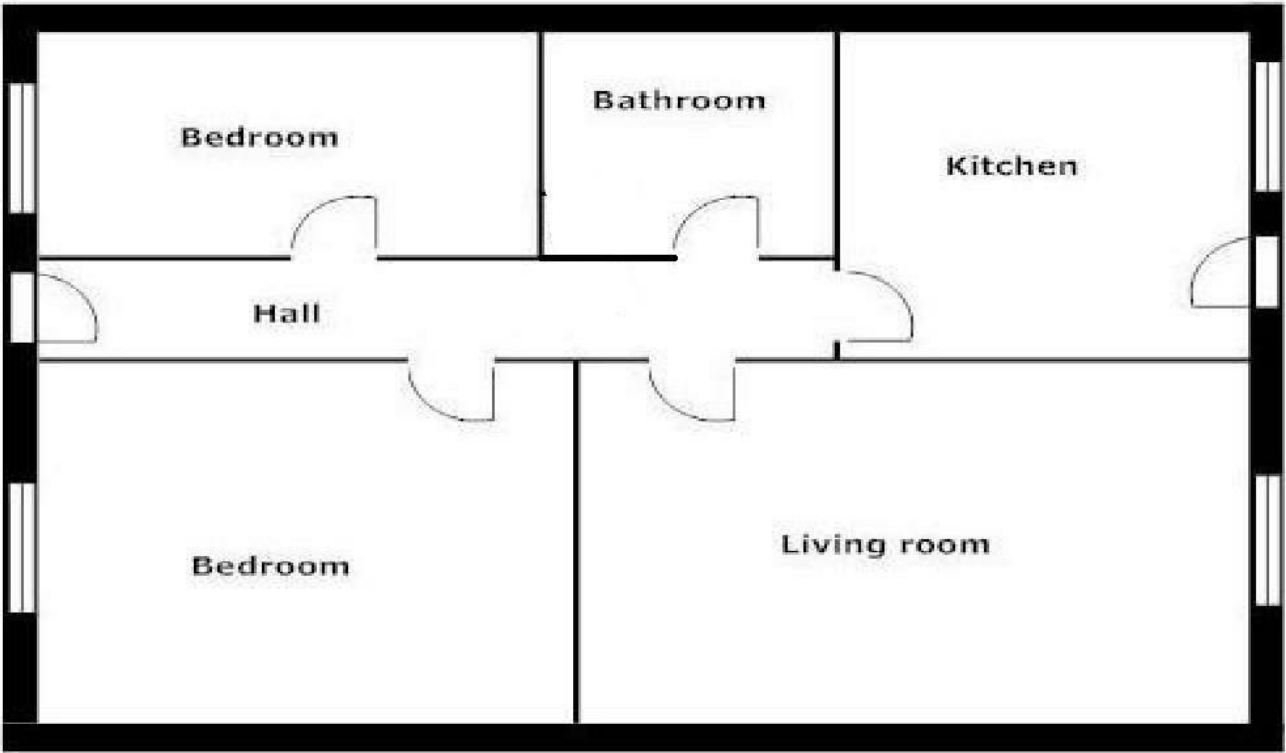


- No Onward Chain
- Two Bedrooms
- Re-Fitted Shower Room
- Re-Fitted Kitchen
- Living/Dining Room
- Spacious Accommodation Throughout
- Village Location
- Close To The School & Open Farmland
- Off Road Parking for Two Cars, Garage and EV Charger
- EPC - C

GUIDE PRICE £265,000-£285,000.....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, bedroom two benefitting from fitted wardrobes and a re-fitted shower room. Externally, the property offers a well maintained rear garden and parking to the front plus an EV charger. 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.



## 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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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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