

Paul Mason Associates

Heritage Way, Latchingdon, Essex, CM3 6LL
Guide price £325,000

- Two Bedroom Semi-Detached House
- Two Allocated Parking Spaces
- Generously Sized Re-Fitted Kitchen/Dining Room
- Re-Fitted First Floor Bathroom
- Well Presented Throughout
- Secluded Rear Garden
- Outbuilding With Power and Lighting
- Entrance Porch
- Village Location
- EPC- D - Gas Central Heating

This well-presented two bedroom semi-detached house benefits from a recently refitted kitchen and bathroom as well as a landscaped rear garden which is ideal for entertaining and is located in the village of Latchingdon.

Latchingdon is part of 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.

The accommodation commences with an entrance porch leading through to the lounge and a modern kitchen/dining room. To the first floor there is a landing providing access to a three piece bathroom suite and two double bedrooms. Externally, the property is situated in a quite no through road and has parking for two vehicles to the front. There is a side gate through to the rear garden which is low maintenance with a paved patio and raised decked area, furthermore, there is the addition of an outbuilding with power and lighting connected which could be used as a home office/gym. The garden is fenced to boundaries and boasts a fitted barbeque area. To appreciate the property on offer, viewing comes highly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>			
	88		
	63		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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Plan produced using PlanUp.

Distances

Latchingdon Primary School - 0.3 miles
Althorne Railway Station - 2.6 miles
Maldon - 6.4 miles
Southend (London) Airport - 19.7 miles

(All mileages are approx.)

Accommodation

GROUND FLOOR

Entrance Porch

Part glazed entrance door.
Obscure window to side. Coved ceiling. Laminate flooring. Door to :-

Lounge

4.56m x 3.60m (14'11" x 11'9")
Window to front. Coved ceiling.
Stairs to first floor. Understairs storage cupboard. Laminate flooring. Opening to :-

Kitchen/Dining Room

4.56m x 2.97m (14'11" x 9'8")
Window to rear. Units fitted to eye and base level with laminate roll top work surfaces and stainless steel sink with drainer and mixer taps. Wall mounted boiler. Space for fridge-freezer, oven, washing machine and fridge. Coved ceiling. Laminate flooring. Part glazed door to rear garden.

FIRST FLOOR

Landing

Stairs to ground floor. Access to loft via hatch. Airing/storage cupboard. Coved ceiling. Doors to :-

Bedroom One

4.59m x 2.95m
Two windows to front. Built in wardrobe. Coved ceiling. Laminate flooring.

Bedroom Two

3.65m x 2.40m (11'11" x 7'10")
Window to rear. Coved ceiling. Laminate flooring.

Bathroom

Obscure window to rear. White suite comprising panelled bath with mixer taps, shower attachment and shower over, low level WC and vanity wash hand basin unit.

EXTERIOR

Rear Garden

Paved patio seating area with access to frontage via side gate. Newly fenced to boundaries.

Outbuilding/Home Office

Power and lighting connected.

Parking

Two allocated parking spaces to front.

Services

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas central heating.

Local Authority - Maldon District

Council- Tax Band B

Viewings.

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

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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