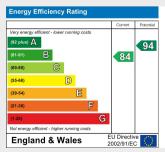
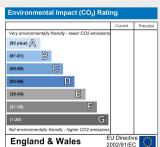


- Three Bedroom Detached House
- 9 Year Building Warranty
- 40% Shared Ownership
- En-Suite to Bedroom One
- Ground Floor Cloakroom and First Floor Bathroom
- Large Single Garage and Off Road Parking
- UPVC Double Glazing and Gas Central Heating
- Landscaped Garden with Large Patio
- Immaculate Throughout with High Spec Finish
- Quite Village Location





\*\*\*RE-AVAILABLE SHARED OWNERSHIP - The price advertised represents purchasing a 40% share of the home\*\*\*

This immaculately presented three bedroom detached house is located in the village of Latchingdon. The accommodation commences an entrance hall with doors to the spacious lounge, kitchen/dining room with units fitted to eye and base level with a range of cupboards and draws providing plenty of storage and work surface space. The ground floor also conveniently benefits from a cloakroom with a two piece suite. To the first floor there is a landing providing access to the three bedrooms with bedroom one boasting an en-suite shower room. This modern property is only one year old and so there is still 9 years warranty remaining. The house is fitted with UVCP double glazed windows throughout and is on mains gas central heating.

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. There are train stations located in the two nearby villages of Althorne and North Fambridge.

Full price £440,000 40% share price £176,000 monthly rent £656.29 Monthly service charge £98.09

#### **Ground Floor**



### First Floor



#### **ACCOMMODATION**

#### **GROUND FLOOR**

### **Entrance Hall**

# Kitchen/Dining Room

6.30m x 3.51m (20'8" x 11'6")

# **Living Room**

5.41m x 3.30m (17'9 x 10'10)

#### Cloakroom

### FIRST FLOOR

# Landing

#### **Bedroom One**

3.66m x 3.12m (12'0 x 10'3)

### **Bedroom Two**

3.35m x 3.33m (11'0 x 10'11)

### **Bedroom Three**

3.51m x 2.51m (11'6 x 8'3)

# **Family Bathroom**

### **EXTERIOR**

# Garage

# **Parking**

### Rear Garden

# **Property Services**

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating Local Authority - Maldon District

Council

# **Shared Ownership**

Full price £440,000 40% share price £176,000 monthly rent £656.29 Monthly service charge £98.09

# Viewings

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

# **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.













35 The Street Latchingdon Chelmsford Essex CM3 6JP

T: 01621 742 310

Bruce House 17 The Street Hatfield Peverel Chelmsford CM3 2DP

T: 01245 382 555

# Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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























35 The Street Latchingdon Chelmsford Essex CM3 6JP

T: 01621 742 310

Bruce House 17 The Street Hatfield Peverel Chelmsford CM3 2DP

T: 01245 382 555

# Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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



