

Paul Mason Associates



Buchanan Way, Latchingdon, Essex, CM3 6HL

Guide price £275,000

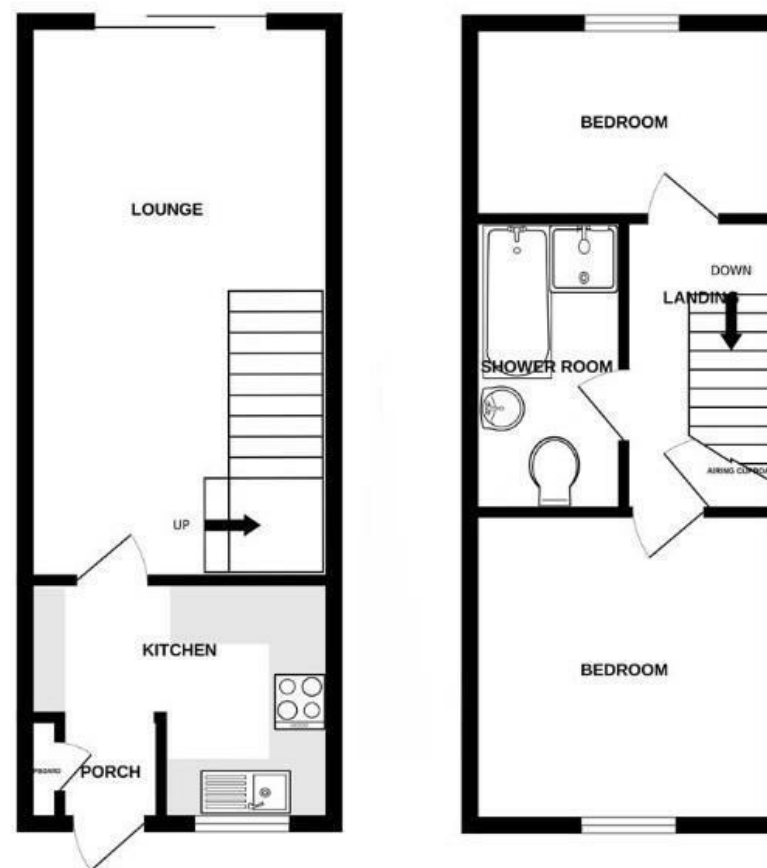
- Two bedrooms
- Family bathroom
- Lounge
- Fitted kitchen
- Low maintenance rear garden
- Off street parking for two cars
- Distant views to the rear
- NO ONWARD CHAIN

*** Guide Price £275,000 - £285,000 ***

A two bedroom terraced house with distant views to the rear and set back from the road with off street parking for two cars plus a low maintenance rear garden. The accommodation comprises the two first floor bedrooms and a family bathroom. The ground floor consists of a 19'6" x 10'5" lounge and separate kitchen. The property is available with NO ONWARD CHAIN and we have keys available for viewings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		76	
(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			93
(81-91) B			
(69-80) C		77	
(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	



Distances

Latchingdon Primary School -
0.2 miles
Althorne Train Station - 2.7 miles
Maldon Town Centre - 6.4 miles
Southend (London) Airport -
19.8 miles

All distances are approximate.

Accommodation

GROUND FLOOR

Entrance Lobby

Half glazed entrance door. Meter cupboard.. Door to lounge and opening to:

Kitchen

3.19m x 2.64m (10'5" x 8'7")
Window to front. Units fitted to eye and base level finished with laminate roll top work surface and matching surround.
Stainless steel unit with mixer taps. Built in oven and hob.
Space for washing machine and fridge. Tiled floor.

Lounge

5.95m x 3.19m (19'6" x 10'5")
Glazed sliding patio doors to rear garden. Coved ceiling and built in cupboard. Stairs to first floor.

FIRST FLOOR

Landing

Stairs to ground floor. Access to loft space. Airing cupboard housing hot water cylinder.

Bedroom One

3.27m x 3.20m (10'8" x 10'5")
Window to front.

Bedroom Two

3.19m x 3.20m (10'5" x 10'5")
Window to rear with distant views.

Bathroom

White suite comprising panelled bath with mixer taps, shower cubicle, pedestal wash hand basin and low level w.c.. Part tiled walls.

EXTERIOR

Rear garden

Commencing with a paved patio area and the remainder artificial grass with flower and shrub borders. Timber storage shed to the rear of the garden.

Front garden

Driveway providing off street parking for two cars. Access to entrance door.

Services

Gas central heating, mains water and drainage.

Directions

Turn right out of Paul Mason Associates car park onto The Street. At the mini roundabout take the second exit onto Burnham Road. Take first right onto Buchanan Way where the property can be found on the left.

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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