

Paul Mason Associates

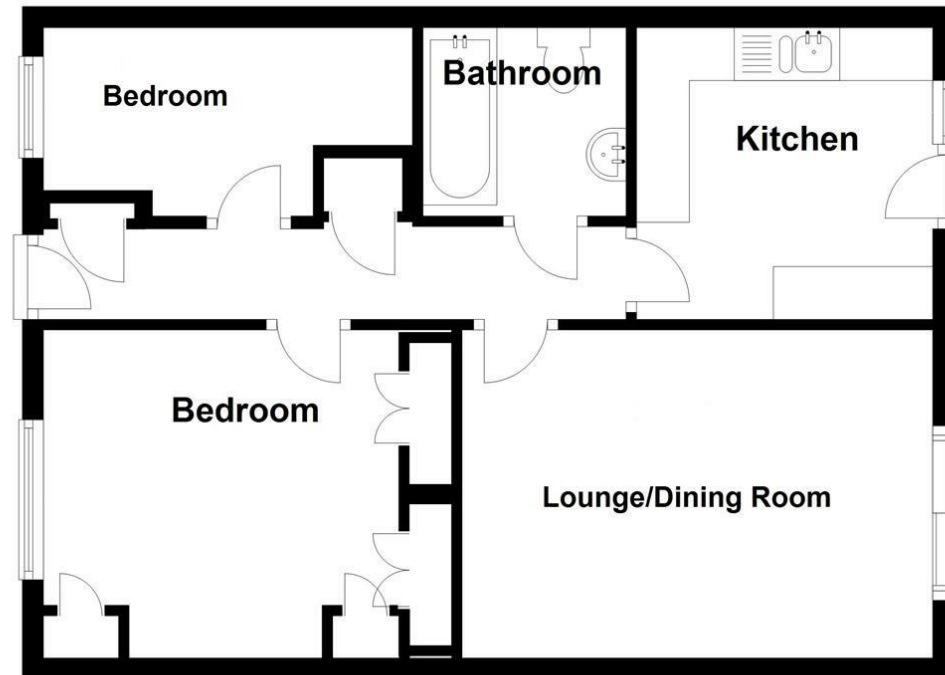


St. Michaels Close, Latchingdon, Essex, CM3 6UW
Guide price £300,000

- Countryside Views
- Two Bedroom Bungalow
- Spacious Accommodation Throughout
- Fitted Kitchen
- Lounge/Dining Room
- Fitted Family Bathroom
- Garage
- Secluded Rear Garden
- Off Road Parking for Numerous Vehicles
- EPC - C

**** COUNTRYSIDE VIEWS **** This well-presented two bedroom bungalow is conveniently situated in a semi-rural location. The village provides a number of amenities including village shops, public house, petrol station, indoor bowling club and Primary school. The accommodation includes; entrance hall, lounge/dining room, kitchen, master bedroom and a further bedroom, alongside a family bathroom. Externally the property has a well maintained garden with patio and seating area edged with mature flowering shrubs and trees. To the front there is a driveway with additional off-road parking for numerous vehicles. There is also a garage with this property.

Ground Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	71	71	89
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Produced by Property Trader 01245 323355Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Plan produced using PlanUp.

Agents Note

The property has recently had solar panels fitted. The solar panels are privately owned.

Distances:

Latchingdon Church of England Primary School (0.4 miles)

Althorne Train station (3 miles)

North Fambridge Train Station (3 miles)

Maldon Town Centre (5 miles)

Burnham-On-Crouch (6.5 miles)

All mileages are approximate

ACCOMMODATION

Entrance Hall

Double glazed entrance door. Storage cupboard housing Baxi combi boiler. Meter cupboard. Amtico flooring. Radiator. Doors to:

Lounge/Dining Room

4.5m x 3.1m (14'9" x 10'2")
Double glazed patio doors leading to rear garden. TV point Feature electric log burner. Amtico flooring. Radiators.

Kitchen

3.00m x 2.7m (9'10" x 8'10")
Double glazed window to rear with stunning countryside views. Door to rear leading to rear garden. Comprises fitted wooden units to base and eye level with stone effect work surfaces. Stainless

steel one and half bowl sink unit and drainer with tiled splash-backs. Space for oven, American fridge/freezer, washing machine and dishwasher. Amtico flooring. Radiator.

Bedroom One

3.78m x 3.18m (12'5" x 10'5")
Double glazed window to front. Built in wardrobes. TV point. Radiator.

Bedroom Two

3.5m x 1.8m (11'5" x 5'10")
Double glazed window to front. Amtico flooring. Radiator.

Family Bathroom

Three piece white suite comprising a large shower cubicle. Low level W/C.. Vanity wash hand basin with storage below. Extractor fan. Fully tiled walls. Amtico flooring. Radiator.

EXTERIOR

Rear Garden

Un-overlooked rear garden backing on to open fields. Majority laid to a sandstone patio with flower and shrub borders. Outside tap. Timber shed to remain. Side access to front.

Front Garden

Block paved driveway with access to the entrance door with flower

and shrub border. Ample parking. Side access to rear. Outside lighting.

Single Garage

Single Garage with up and over door and loft space.

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.



Paul Mason Associates

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





Paul Mason Associates

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

