



## 79 The Street, Latchingdon, CM3 6JS

Guide price £235,000

Nestled in the charming village of Latchingdon, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for first-time buyers, small families, or those looking to downsize. Upon entering, you are welcomed into a cosy lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The adjoining kitchen is functional and well-equipped, making meal preparation a pleasure.

The property boasts a well-maintained rear garden, providing a private outdoor space. Additionally, there is parking available for one vehicle, ensuring that you have a designated space for your car. One of the standout features of this property is that it comes with NO ONWARD CHAIN, allowing for a quicker process. This is particularly advantageous for those eager to move in without delay. Council Tax Band A. Energy Efficiency Rating D.



## Main Bedroom 11'2 x 9'11 (3.40m x 3.02m)

Pvc double glazed window. radiator. Feature fireplace,

## Bedroom Two 8'6 x 7'3 (2.59m x 2.21m)

Pvc double glazed window, radiator.

## Bathroom

White suite with bath, shower unit, wash basin, low level w/c, extractor and heated towel rail.

## Landing

Access to loft, stairs to ground floor.

## Inner Hall

Stairs to first floor; though to lounge, door to bathroom; door to kitchen.

## Lounge 11' x 10' (3.35m x 3.05m)

Entrance door; double glazed window, feature fireplace.

## Kitchen 10'8 x 7'7 (3.25m x 2.31m)

Comprises of built in appliances including washing machine, dish washer, fridge/freezer, oven and hob. A range of wall and base units with sink, pvc double glazed window and door leading to the garden.

## Garden

Patio and parking for on car to the rear part of the garden.

## Area Information

Latchingdon is located at the edge of the Dengie Peninsular, a largely agricultural area positioned between the Blackwater estuary and river Crouch. With its vast coastline the area is very popular for sailing and other water sports, particularly from the nearby maritime towns of Maldon and Burnham. The surrounding villages are home to a number of country pubs with often historic centres and pretty parish churches. Latchingdon has a number of local amenities including village shop, garage and pubs. There is a Church of England primary school with secondary schooling found at nearby Maldon, South Woodham Ferrers and Burnham on Crouch. For the commuter there are branch line rail services at nearby Althorne and North Fambridge.

## Agents Note, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure compliance and satisfy customer due diligence.

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

