

Paul Mason Associates



Ramsey Chase, Latchingdon, Chelmsford, Essex, CM3 6JT

Guide price £385,000

- No Onward Chain
- Three Bedroom House
- Block Paved Driveway and Garage
- Well Maintained Rear Garden
- Kitchen/Dining Room
- Orangery With Bi-Fold Doors to Rear Garden and Roof Lantern
- Bedroom One and Two With Inset Cupboards/Wardrobes
- Village Location
- Close to Local Amenities
- EPC - C

**** NO ONWARD CHAIN **** A well-presented three-bedroom semi-detached family home, offering bright, spacious and well-planned accommodation throughout. The property begins with an entrance hall and leads into a comfortable lounge, which opens via an archway into the dining area. The dining space is open plan to the kitchen, creating an ideal layout for everyday family life and entertaining. To the rear, the property has been extended to create a superb orangery with bi-fold doors to the garden and a roof lantern, allowing for an abundance of natural light.

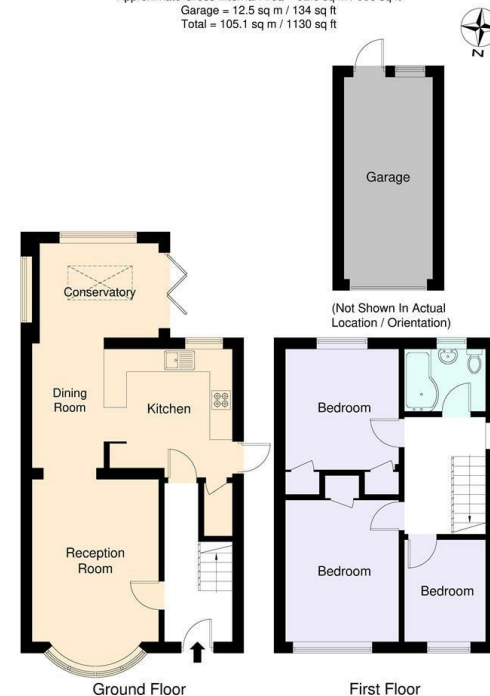
Upstairs, the first-floor landing provides access to three well-sized bedrooms, with fitted storage to bedrooms one and two, together with a modern family bathroom fitted with an L-shaped bath and shower attachment.

Outside, the property benefits from a block-paved driveway and single garage to the front, while the rear enjoys a well-kept enclosed garden, mainly laid to lawn, with patio seating areas, a useful shed/outbuilding, and pedestrian access into the garage.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	70		80
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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Approximate Gross Internal Area - 92.6 sq m / 996 sq ft
 Garage - 12.5 sq m / 134 sq ft
 Total = 105.1 sq m / 1130 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.4m x 1.8m (14'5" x 5'10")

Lounge

4.8m x 3.3m (15'8" x 10'9")

Kitchen/Dining Room

5.3m x 3.1m (17'4" x 10'2")

Orangery

3.6m x 2.6m (11'9" x 8'6")

FIRST FLOOR

Landing

3.2m x 2.4m (10'5" x 7'10")

Bathroom

2.1m x 1.9m (6'10" x 6'2")

Bedroom One

4.0m x 3.0m (13'1" x 9'10")

Bedroom Two

3.4m x 3.0m (11'1" x 9'10")

Bedroom Three

2.6m x 2.2m (8'6" x 7'2")

EXTERIOR

Rear Garden

Garage

Frontage

Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

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.



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





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