

Snoreham Gardens, Latchingdon, CM3 6UN

Price £147,500

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN & WITH IMPRESSIVE VIEWS TO THE REAR ASPECT OVER SURROUNDING COUNTRYSIDE!. This well presented one bedroom first floor maisonette boasts a cosy reception room ideal for relaxing or entertaining guests. You'll also find a separate kitchen plus a well-appointed bathroom. EXTERNALLY THERE IS AN ALLOCATED PARKING SPACE FOR ONE CAR.
The maisonette is ideal for individuals or couples if you are a first time buyer or looking to downsize and looking for a comfortable and convenient living space.
Don't miss the opportunity to make this lovely maisonette your own. Contact us today to arrange a viewing and take the first step towards this property becoming your new home.
Energy Efficiency Rating C. Council Tax Band A.







First Floor

Landing
Access to loft space, stairs leading down to ground floor & entrance door.

Bedroom 12'9 x 9'4 (3.89m x 2.84m)
Two double glazed windows to rear with views over surrounding countryside, electric heater, coved to ceiling.

Bathroom
Obscure double glazed window to front, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, wall mounted shower unit, airing cupboard.

Living Room 15'4 x 11'1 (4.67m x 3.38m)
Double glazed window to front, electric heater, television point, coved to ceiling.

Kitchen 9'10 x 8'2 (3.00m x 2.49m)
Double glazed window to rear with countryside views, sink unit with mixer tap set into worksurfaces, space for fridge/freezer, space for washing machine, fitted base and wall mounted units, tiled splash backs.

Exterior
One allocated parking space.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

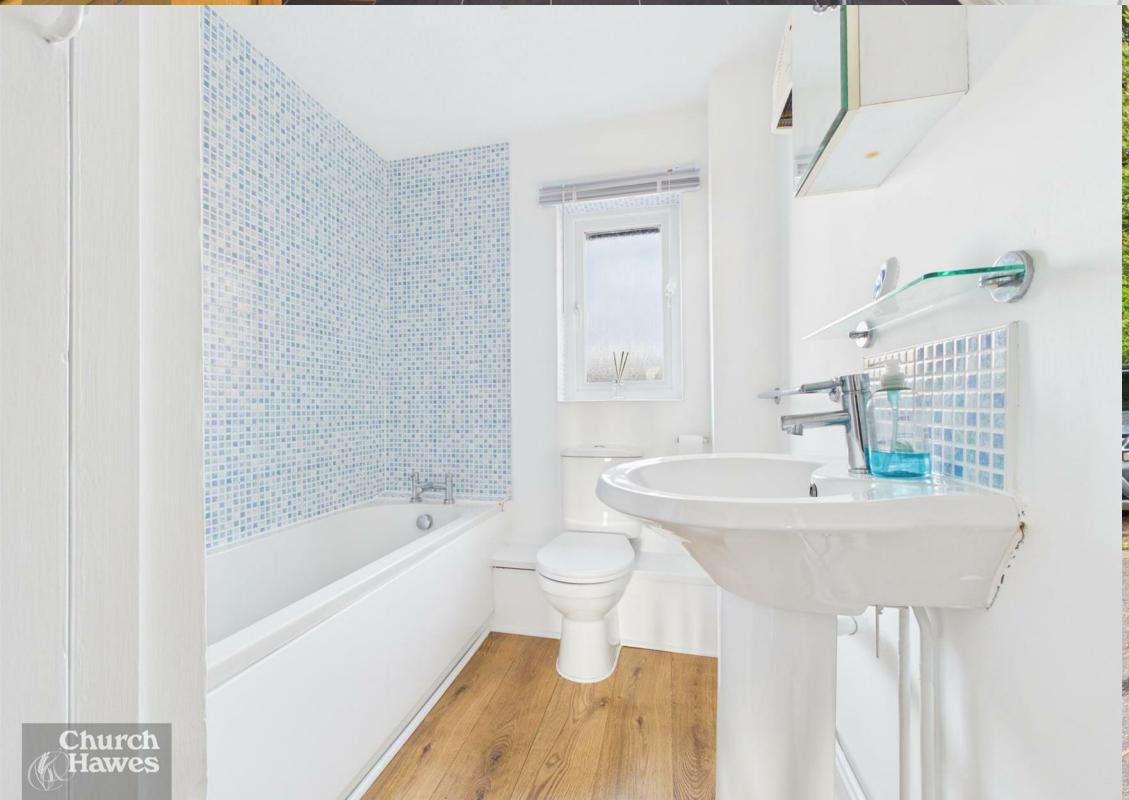
These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

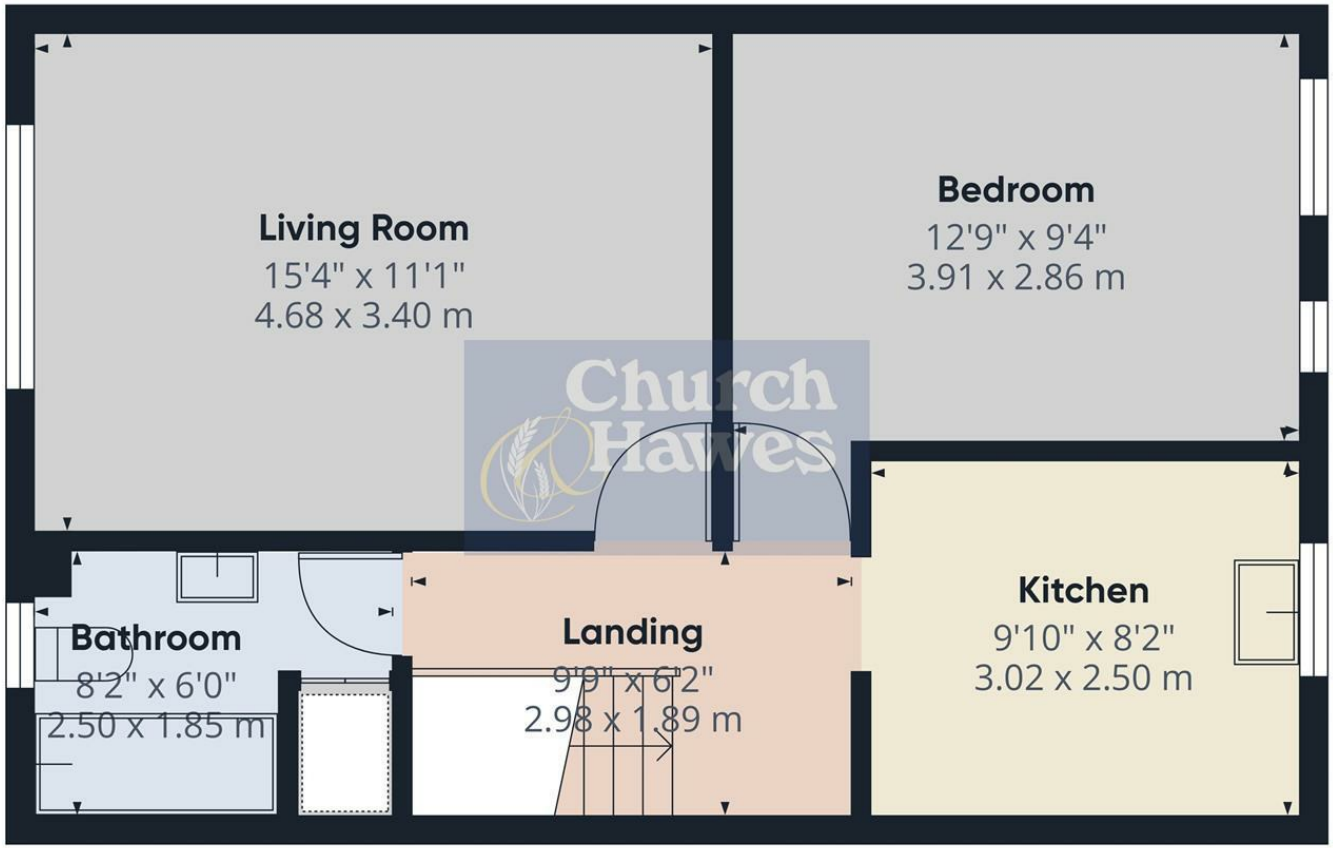
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.


Church
Hawes


Church
Hawes


Church
Hawes


Church
Hawes



Floor 1

Approximate total area(1)

467 ft²

43.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

