

Paul Mason Associates



Orton Close, Margaretting, Ingatestone, CM4 9JN
Offers invited £399,995

- Three Bedroom End Of Terrace House In Heart Of Margaretting
- Modernisation Required Throughout
- Private Driveway With Scope To Extend Further
- Kitchen / Dining Room
- Lounge
- Utility Room Plus Cloakroom
- Shower Room
- Front & Rear Gardens
- Potential To Develop Further (STPC)
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		53	
(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			
(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			
England & Wales		EU Directive 2002/91/EC	

OFFERS INVITED Gary Townsend at Paul Mason Associates offers a wonderful opportunity to fully renovate this three bedroom end of terrace property positioned in the heart of Margaretting within walking distance of the village school and a selection of pubs.

Further amenities can be found at nearby Ingatestone, which include pubs, restaurants and delicatessen, boutique shops and mainline station to London’s Liverpool Street, plus A12 road links. Additonal amenities can be found at nearby Chelmsford City.

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DISTANCES

Margaretting CofE Primary School: 0.6 miles
Ingatestone: 1.9 miles
Anglo European School: 2.4 miles
Ingatestone Station: 2.7 miles
Chelmsford Grammar Schools: 4.7 miles
A12 (South): 0.5 miles:

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entered via a double glazed sliding doors and leading the front door.

Hallway

Double glazed window to side, radiator and stairs to first floor. Door to Lounge.

Lounge

4.18m x 3.80m (13'8" x 12'5")
Double glazed window to front, radiator, carpet to floor and textured ceiling. Door to Kitchen / Dining Room.

Kitchen / Dining Room

5.37m x 2.72m (17'7" x 8'11")
Two sets of double glazed windows to rear, range of matching base and wall units incorporating a stainless steel sink / drainer unit, built-in

electric double oven and hob, space for fridge / freezer, radiator, storage cupboards and door to Utility Room.

Utility

2.88m x 1.63m (9'5" x 5'4")
Double glazed window to rear, roll top work surface with space for washing machine and tumble dryer under, plus door to cloakroom and rear.

Cloakroom

LLWC, vanity wash hand basin with tiled splashback and storage cupboard.

FIRST FLOOR

Landing

Double glazed window to side and access to loft.

Bedroom One

3.68m x 3.00m (12'0" x 9'10")
Double glazed window to front, radiator and range of built-in wardrobes.

Bedroom Two

3.03m x 2.78m (9'11" x 9'1")
Double glazed window to rear plus radiator.

Bedroom Three

2.71m x 2.17 (max) (8'10" x 7'1" (max))
Double glazed window to side, radiator and built-in cupboard.

Shower Room

Fully tiled, double width shower, LLWC, pedestal wash hand basin plus radiator.

EXTERIOR

Front & Rear Gardens

The property benefits from a small lawn area to the front set behind its own hedge and has a variety of trees and shrubs, plus pathway leading to the front door. To the side of the property is further planting with an array of established trees and plants. The west facing rear garden commences with a large patio area and leads to level lawn with feature pond, storage shed, greenhouse, and outside tap and power socket, and access to the side gate.

Parking

The property benefits from off road parking to the side of the property, with room to add more should it be desired.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



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

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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