

Paul Mason ^{Associates}



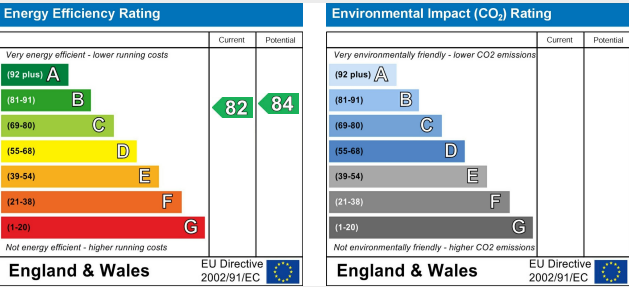
Latchingdon Road, Cold Norton, Chelmsford, CM3 6GN

£240,000

- Well Presented Throughout
- Two Bedroom Maisonette
- Rear Garden
- Allocated Parking
- Two Bedrooms
- Open Plan
Lounge/Kitchen/Dining Room
- Re-Fitted Shower Room
- Village Location
- Solar Assisted Hot Water
Cylinder
- EPC - B

This beautifully presented ground floor maisonette is located in the sought after village of Cold Norton. Cold Norton is located between Purleigh and North Fambridge in Essex. The village benefits from a Londi’s supermarket, a highly regarded primary school, the popular Three Rivers Golf and Country Club which benefits from two 18 hole courses, the Norton Public House and an array of pleasant countryside walks.

The accommodation begins with a convenient entrance porch which leads through to the open plan lounge/kitchen/dining room which offers an ideal space for entertaining guests. The kitchen is fitted with units to eye and base level with an inset sink and integrated oven, hob and fridge-freezer. There is an inner hall with doors to the refitted shower room which includes a large walk in shower cubicle, WC and vanity wash hand basin. The property boasts two well-sized bedrooms, with bedroom one benefitting from a walk in wardrobe. Externally the property has a low maintenance rear garden and allocated parking to the rear. Viewing comes highly recommended to appreciate the property on offer.



GROUND FLOOR

Open Plan Lounge/Kitchen/Diner

Lounge/Dining Area

4.6m x 4.4m (15'1" x 14'5")

Kitchen Area

2.5m x 2.4m (8'2" x 7'10")

Inner Hall

Shower Room

Bedroom One

3.9m x 2.7m (12'9" x 8'10")

Walk in Wardrobe

Bedroom Two

3.3m x 2.1m (10'9" x 6'10")

EXTERIOR

Rear Garden

Allocated Parking

Lease Information

Approx. 117 years remaining on the lease.

Approx. £1,100 pa for service charge and ground rent combined.

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

Local Authority - Maldon District Council

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.





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