

Paul Mason Associates



Bridgemarsh Lane, Althorne, CM3 6DQ

£290,000

- Backing Onto The Scenic Althorne Creek
- Within Walking Distance To The Village Train Station
- Detached Bungalow
- Gated Driveway Parking
- Two Double Bedrooms
- Modern Fitted Kitchen With Breakfast Bar
- Well Presented Rear Garden With Raised, Composite Decked Seating Area
- Lounge With Log Burner
- Shower Room With Three Piece Suite
- No Onward Chain

Situated in the picturesque village of Althorne, this well-presented two bedroom bungalow enjoys an enviable position with stunning open views across Althorne Creek to the rear.

The accommodation commences with an entrance hall providing access to bedroom two, the shower room and the lounge, which is ideally positioned at the rear of the property. This inviting living space features patio doors opening onto the garden, perfectly framing the idyllic creekside outlook. Leading from the lounge is a modern fitted kitchen, also located to the rear, complete with a matching breakfast bar.

An inner hall to the side of the lounge provides access to bedroom one and also benefits from a pedestrian door opening directly to the rear garden.

Externally, the property continues to impress. To the front, a grey shingle driveway provides off road parking for numerous vehicles and is enclosed by an electric gate, offering both convenience and privacy. The rear garden has been well maintained and incorporates a paved patio, composite decked seating area and lawned garden, all designed to make the most of the exceptional setting. A substantial shed, running the depth of the property to one side, provides excellent storage space. The garden is fenced to both sides, while the open rear boundary allows the breath taking views over Althorne Creek to be fully appreciated.

Bridgemarsh Lane, Chelmsford, CM3 6DQ  
Approximate Gross Internal Area = 70.4 sq m / 757 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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

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

3.5m x 0.9m (11'5" x 2'11")

#### Bedroom Two

3.4m x 2.5m (11'1" x 8'2")

#### Shower Room

3.3m x 1.9m (10'9" x 6'2")

#### Lounge

4.9m x 4.7m (16'0" x 15'5")

#### Kitchen/Breakfast Room

3.8m x 3.3m (12'5" x 10'9")

#### Inner Hall

1.3m x 1.0m (4'3" x 3'3")

#### Bedroom One

3.7m x 3.2m (12'1" x 10'5")

### EXTERIOR

#### Frontage/Driveway

#### Rear Garden

#### Property Services

Gas - LPG Gas

Electric - Mains

Water - Mains

Drainage - Septic Tank

Heating - LPG Gas

Local Authority - Maldon District Council.

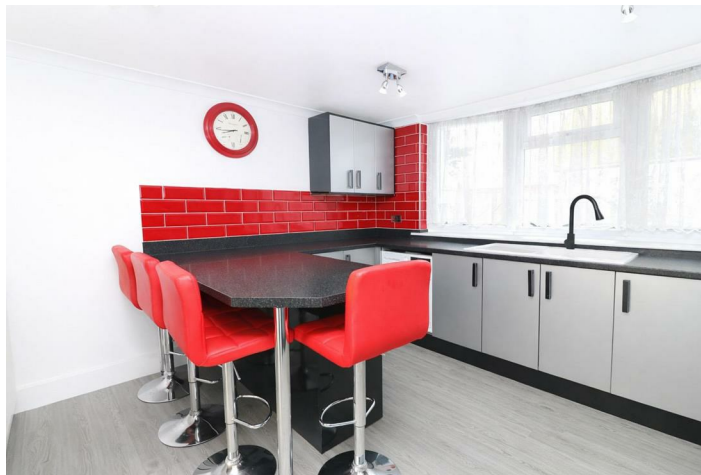
#### Viewings

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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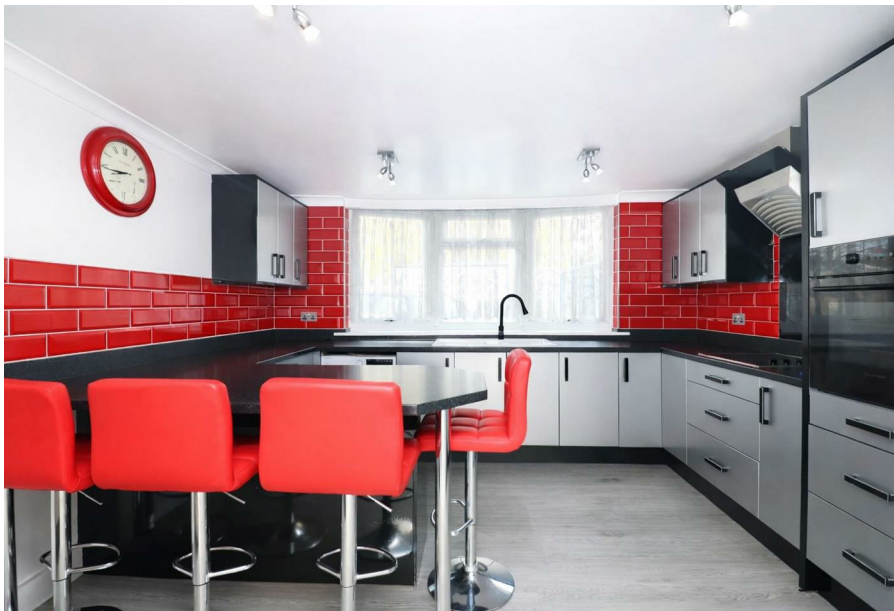
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