

Paul Mason Associates



Snoreham Gardens, Latchingdon, Essex, CM3 6UN

Guide price £275,000

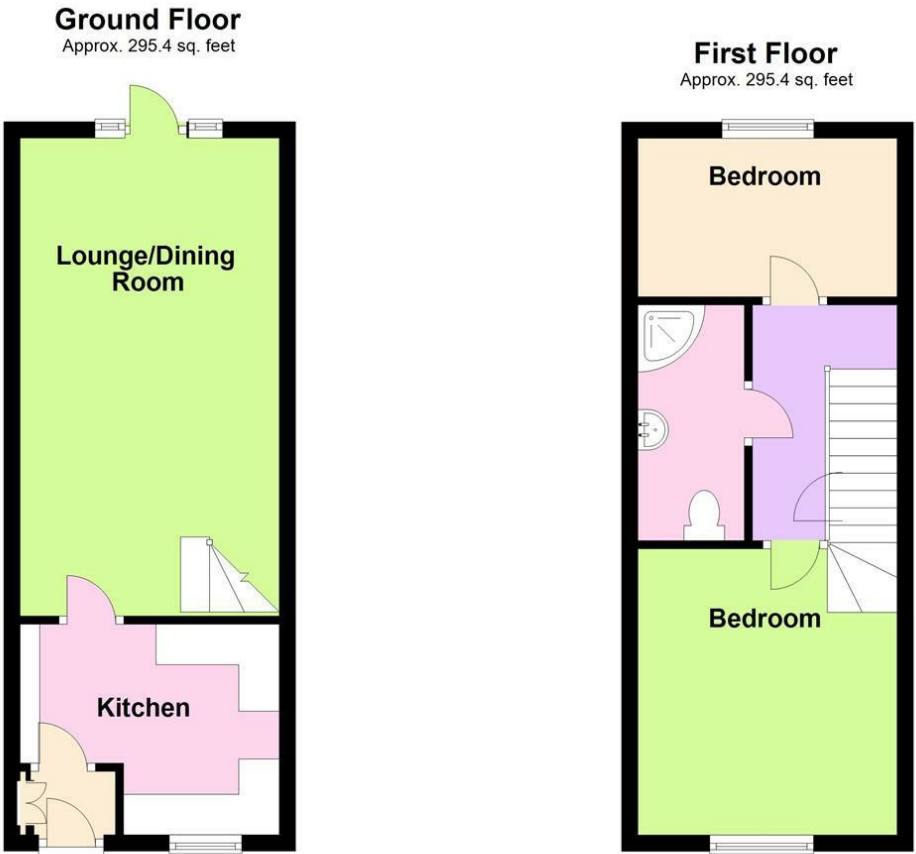


- Close to local amenities
- End of terrace
- Two Bedrooms
- Large family bathroom
- Fitted kitchen
- Lounge/dining room
- Backing onto playing fields
- Driveway providing parking
- Car port
- EPC - C

A two bedroom end of terrace property which backs onto parkland and benefits from a driveway plus car port. The property is available with NO ONWARD CHAIN and offers a fitted kitchen and large lounge with dining area to the ground floor. The first floor comprises the two bedrooms and a large family bathroom. Externally there is a good sized rear garden which consists of a patio area, storage shed and lawned gardens. To the front the driveway provides off street parking plus a car port. The village of Latchingdon benefits from a school, village shops and public house/restaurant. The property is only just over 6 miles from the riverside town of Maldon with further schools, shops and Maldon Promenade which sits on the river Blackater.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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		EU Directive 2002/91/EC	
England & Wales		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		EU Directive 2002/91/EC	
England & Wales		England & Wales	



Total area: approx. 590.8 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.  
Plan produced using PlanUp.

## DISTANCES

Latchingdon Primary School - 0.1 miles  
Maldon Town Centre - 6.4 miles  
Althorne Railway Station - 2.7 miles  
London Southend Airport - 20 miles

(All mileages are approximate)

## Accommodation

## GROUND FLOOR

### Entrance Hall

Part glazed entrance door. Tiled floor and opening to:

### Kitchen

3.20 m x 2.64 m  
Window to front. Units fitted to eye and base level finished with roll top work surfaces. One and a half bowl stainless steel sink unit with drainer and mixer taps. Part tiled walls and tiled floor. Breakfast bar. Gas fired boiler.

### Lounge

5.98 m x 3.20 m ( 19'7" m x 10'5" m)  
Glazed door with side screen to the rear garden. Stairs to first floor. Coved ceilings.

## FIRST FLOOR

### Landing

Stairs to ground floor. Access to loft and overstairs storage cupboard with radiator.

### Bedroom One

3.28 m x 3.22m (10'9" m x 10'6")  
Window to front and coved ceiling.

### Bedroom Two

3.20 m x 1.93 m (10'5" m x 6'3" m )  
Window to rear and coved ceilings.

### Bathroom

White suite comprising bath with mixer taps and shower attachment, wash hand basin and low level WC. Tiled walls and floor.

## EXTERIOR

### Front Garden

Carport and driveway providing parking with footpath to entrance door. Part lawned gardens.

### Rear Garden

Garden commencing with a block paved patio area. Access to front. Remained mainly laid to lawn. Timber storage shed. Backing onto recreation ground.

### Viewings

Strictly by appointment only

through the selling agent Paul Mason Associates on 01621 742310.

### Services

Gas - Mains  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Gas  
Local Authority -

### 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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