



**CURTIS O'BOYLE**

Sales & Lettings

Ludgrove, Latchingdon

CM3 6JU



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£340,000

Offered with no onward chain a refurbished and well presented three bedroom semi detached house with garage and driveway.

**ENTRANCE HALL** Obscure double glazed entrance door, radiator, smooth ceiling.

**LOUNGE** 13' 9" x 11' (4.19m x 3.35m) Double glazed window to front aspect, radiator, smooth ceiling, fireplace, opening to dining area.

**DINING AREA** 10' 11" x 8' 6" (3.33m x 2.59m) Double glazed sliding patio doors to rear garden, radiator, smooth ceiling.

**KITCHEN** 11' 1" x 8' 6" (3.38m x 2.59m) Double glazed window to rear aspect, obscure double glazed door to side aspect, understairs cupboard, range of fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, built in AEG oven, integrated microwave, four ring induction hob with hood above, integrated washing machine and slim dishwasher.

**FIRST FLOOR LANDING** Double glazed window to side aspect, smooth ceiling, loft access.

**BEDROOM ONE** 12' x 10' (3.66m x 3.05m) Double glazed window to front aspect, radiator, smooth ceiling, built in wardrobe.

**BEDROOM TWO** 10' 6" x 10' (3.2m x 3.05m) Double glazed window to rear aspect, radiator, smooth ceiling, built in wardrobe and cupboard.

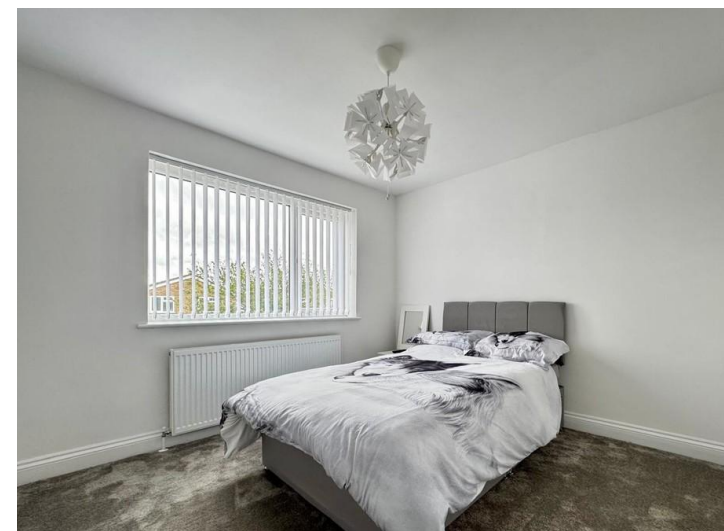
**BEDROOM THREE** 9' x 6' 11" (2.74m x 2.11m) Double glazed window to front aspect, radiator, smooth ceiling, wall mounted gas boiler concealed in wall cupboard, over stairs shelf.

**BATHROOM** 6' 10" x 5' 4" (2.08m x 1.63m) Obscure double glazed window to rear aspect, radiator, panelled ceiling with inset downlighters, tiled walls. panelled bath with mixer tap and shower over, pedestal wash hand basin, dose coupled WC.

**REAR GARDEN** 38' x 25' (11.5m x 7.6m) approx. Paved patio area, laid to lawn with paved path through, timber shed, outside tap, gated side access.

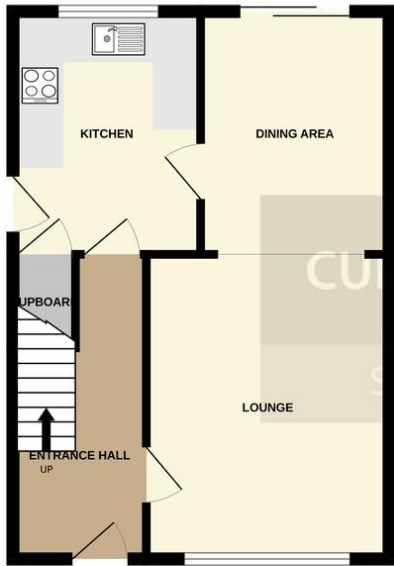
**GARAGE** At end of block adjacent to the property, driveway in front.





To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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