



Stephenson road, North Fambridge CM3 6ND
Guide price £235,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

A rare opportunity to acquire a building plot with detailed planning permission for a striking detached three-bedroom bungalow extending to approximately 145 sq m (1,560 sq ft), forming part of the exclusive Paddock development in the sought-after riverside village of North Fambridge.

The approved design offers well-proportioned accommodation including an open-plan living space, principal bedroom suite, garage and private garden. Planning permission has been granted under reference 25/01003/RES.

North Fambridge is one of the Dengie Peninsula's most desirable villages, offering a railway station with direct services to London Liverpool Street, a marina, riverside walks and a strong village community, whilst remaining within easy reach of Maldon and Chelmsford.

An ideal opportunity for self-builders, downsizers or developers seeking a premium village location.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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

Environmental Impact (CO ₂) Rating		Current	Target #1
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	



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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