



Fishmarket Street, Thaxted, CM6 2PG

CHEFFINS

Fishmarket Street

Thaxted,
CM6 2PG

A rarely available, charming, and detached double fronted cottage positioned in one of Thaxted's most iconic streets. The property benefits from two double bedrooms, family bathroom and off-street parking provision together with southerly garden with scope for modernisation.

LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including an excellent primary school, a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

2 1 1

Guide Price £325,000





GROUND FLOOR

ENTRANCE HALL

Entrance door with stained glass window, stairs rising to first floor, doors to adjoining rooms.

KITCHEN/DINING ROOM

Double glazed window to the front aspect and a feature window to the rear aspect, windows to each side aspects through to the utility room and sitting room. Fitted with a range of base units, stainless steel sink, space for oven, fridge/freezer, splashback tiles and fireplace with log burner.

UTILITY ROOM

Double glazed window to the front aspect and double glazed skylight, wall-mounted boiler and space and plumbing for washing machine/tumble dryer.

SITTING ROOM

A dual aspect room with double glazed windows to the front and side aspects, fireplace with stone hearth and log burner, engineered oak flooring.

FIRST FLOOR

LANDING

Panelled walls to stairway, window to the rear aspect and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect, part-panelled walls, built-in storage cupboard.

BATHROOM

Comprising ceramic wash basin with vanity cupboard space below, low level WC, free standing bath with shower attachment, part tiled/panelled walls, built-in storage cupboard, heated towel rail, timber flooring, obscure window to the side aspect.

BEDROOM 2

Double glazed window to the front aspect, built-in storage cupboard with shelving, part-panelled walls.

OUTSIDE

The property features an attractive frontage with a brick wall and gated entrance that leads to a block-paved pathway, adorned by an external timber frame porch with a tiled roof. Off-street parking is provided and the south-facing garden, primarily laid to lawn, includes block paving, several timber storage sheds, and mature hedge borders and timber fences on two sides.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £325,000

Tenure – Freehold

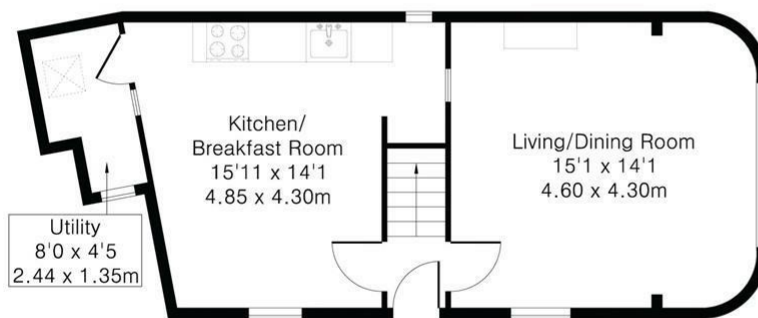
Council Tax Band – D

Local Authority – Uttlesford

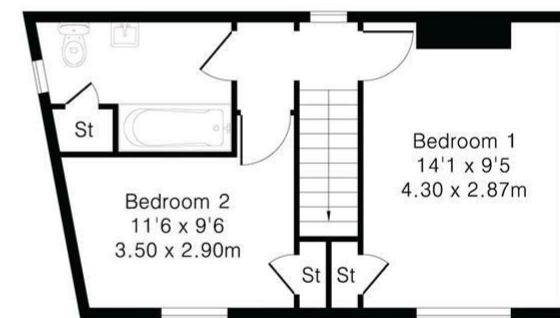
Approximate Gross Internal Area 801 sq ft - 74 sq m

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 349 sq ft – 32 sq m



Ground Floor



First Floor

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

