



47 Old Highway

Hoddesdon EN11 0LT

£245,000



Kirby Colletti are pleased to Offer the spacious One Bedroom Ground Floor Maisonette ideally located within a short distance of Rye House Train Station, local shops, Bus services , Schools and Hoddesdon Town Centre with its comprehensive shopping facilities.

The property is offered Chain Free and benefits from Re-Fitted Kitchen and Bathroom, Lower Ground floor Basement, Lounge with large bay window and Gas central heating.



Accommodation

Part glazed wooden front door to:

Entrance Lobby

3'3" x 2'7" (0.99m x 0.79m")

Multi paned door to:

Lounge

13'6" x 13'1" (4.11m" x 3.99m")

Front aspect bay window. Cupboard housing electric meter. Radiator. Laminate floor. Steps down to lower ground floor basement room and Inner hallway.

Inner Hallway

15'3" x 2'5" (4.65m" x 0.74m")

Sliding door providing access to large under stairs cupboard. Laminate floor. Door to Re-fitted bathroom and Dining Room/Bedroom.

Dining Room/Bedroom

10' x 8'3" (3.05m x 2.51m")

Side aspect uPVC double glazed window. Radiator. Doorway to:

Re-Fitted Kitchen

10'7" x 7'2" (3.23m" x 2.18m")

Side aspect double glazed window. Range of wall and base mounted units. Roll edged work surfaces. Tiled splash backs. Inset single drainer sink unit mixer tap over. Built in gas four ring hob. Extractor hood over. Built

in oven. Integrated fridge and freezer. Integrated washing machine. Cupboard housing has central heating boiler. Laminate floor.

Re-Fitted Bathroom

10'7" x 4'9" (3.23m" x 1.45m")

White suite comprising panel enclosed bath. Wall mounted shower and shower screen. Low level W.C with concealed cistern. Wash hand basin. Heated towel rail. Fully tiled walls. Tiled floor. Recessed spotlights. Extractor fan.

Lower Ground Floor Basement

11'2" x 8'5" (3.40m" x 2.57m")

Radiator. Built in wardrobes to one wall.

Exterior

Front garden with brick wall.

Agents Note

The property is currently held under a Freehold title (the apartment above is also included within the Freehold but currently not for sale). The vendor will create a draft lease upon completion for this apartment. Ground rent for 47 Old Highway is £100 per annum, and no service charge. This is over 125 year lease with the possibility of purchasing the Freehold in the future.

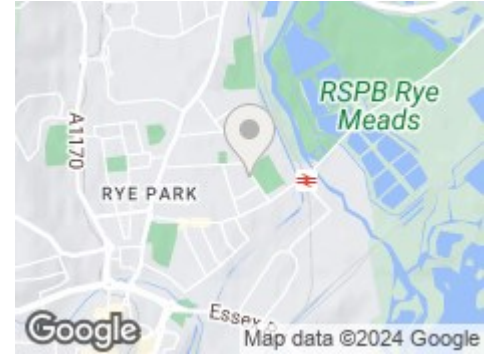
Road Map



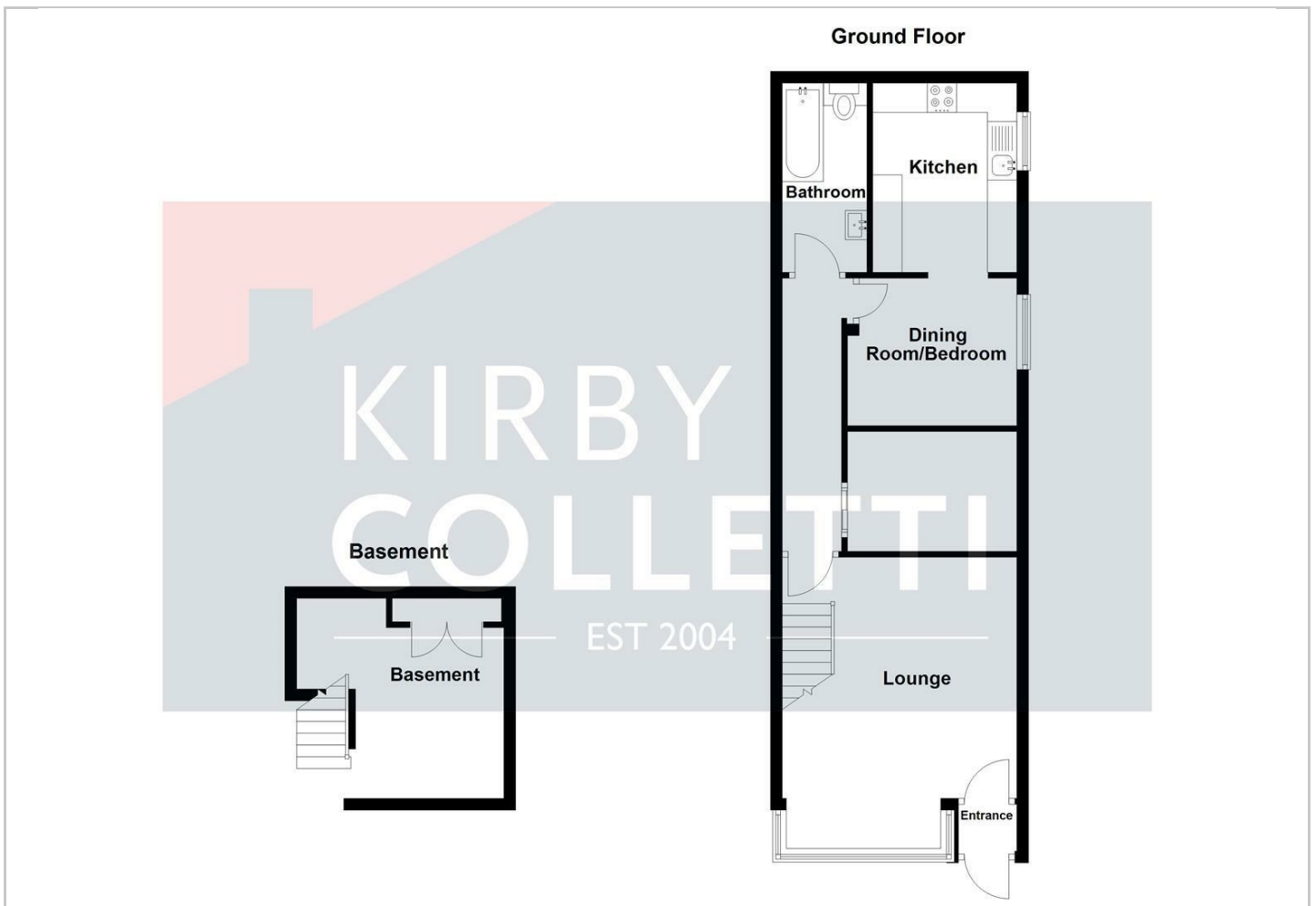
Hybrid Map



Terrain Map



Floor Plan

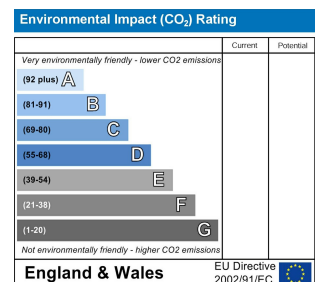
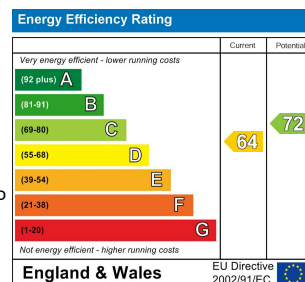


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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