



**Oliver
Minton**
Sales & Lettings

**35 Parkfields,
Roydon
Essex CM19 5JA
Price Guide £450,000**

A three bedroom, double-fronted mid-terrace property in need of modernisation. Available CHAIN FREE with UPVC double glazed windows, gas central heating to radiators. The accommodation in brief offers: Hallway, living room, kitchen diner, utility room, guest cloakroom/w.c 3 bedrooms and first floor shower room. There is a good size rear garden with brick built storage shed and greenhouse. Close to all village amenities and Roydon main-line train station. (Liverpool Street approx. 33 minutes)





HALLWAY

UPVC Double glazed sliding door into porch with tiled floor and light.
Further UPVC frosted double glazed door in to hallway with doors to lounge and kitchen/diner.
Stairs rising to first floor landing.

LOUNGE 3.63m x 3.58m (11'10" x 11'8")

UPVC double glazed bay window to front aspect, radiator and gas fire (not tested).

KITCHEN / DINER 5.33m x 3.17m (17'5" x 10'4")

UPVC double glazed window to front and rear aspects 2 radiators, under stairs storage cupboard, roll edge work surfaces and cupboard above, sink and space for cooker.
Door to further lobby area with cupboard housing boiler and shelving space and frosted UPVC double glazed window to rear aspect.
Further door to the utility room.

UTILITY ROOM

Utility Room with stainless steel sink, plumbing for washing machine and UPVC double glazed window and door to rear.



CLOAKROOM/W.C

Downstairs WC with frosted UPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

UPVC double glazed window to rear aspect, radiator, loft hatch.

MAIN BEDROOM 3.63m x 2.81m (11'10" x 9'2")

UPVC double glazed window to front aspect, radiator and overstairs cupboard with shelving

BEDROOM TWO 3.17m >4.146m x 3.52m <2.83m (10'4" >13'7" x 11'6" <9'3")

UPVC double glazed window to front aspect, radiator, overstairs cupboard with rail and shelving and further storage cupboard.

BEDROOM THREE 2.64m x 2.44m (8'7" x 8'0")

UPVC double glazed window to rear aspect, radiator.

BATHROOM

Shower cubicle with shower, low level WC, pedestal wash hand basin and UPVC frosted double glazed window to rear aspect.

FRONT GARDEN

Laid to lawn with steps down to the front door and side access to the rear garden.

REAR GARDEN

Mainly laid to lawn with shrubs and trees, brick built storage shed, greenhouse and side access leading to the front.

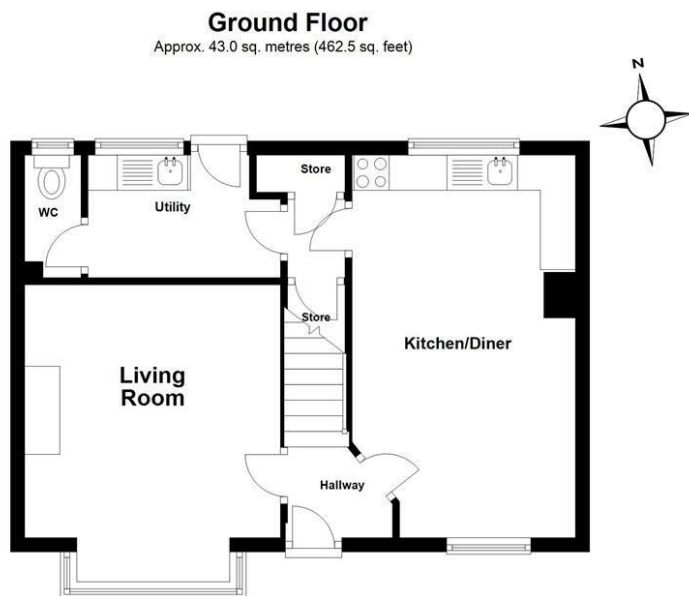
SERVICES

Mains services connected: Gas fired heating, (untested)mains drainage. Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

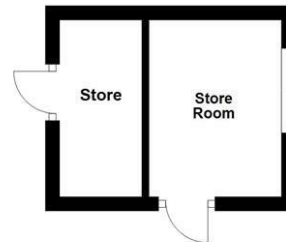
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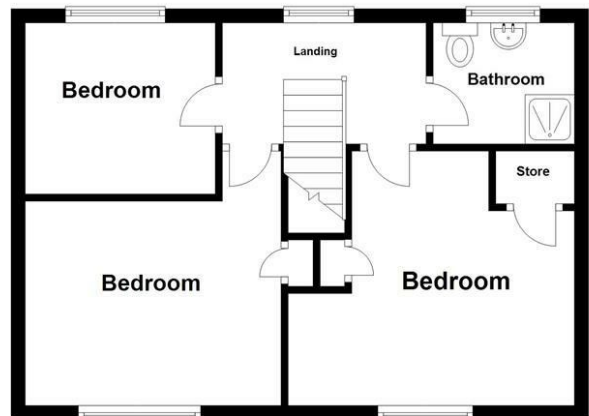




Outbuilding
Approx. 7.9 sq. metres (85.1 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)
Park Fields

Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

Email: sales@oliverminton.com

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Energy Efficiency Rating		Current	Potential
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	

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