



**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.

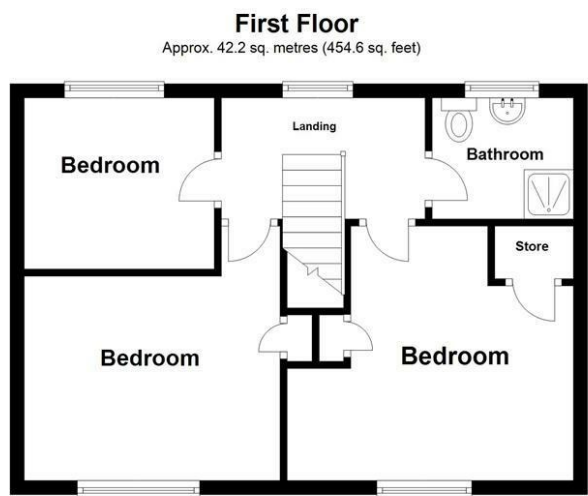
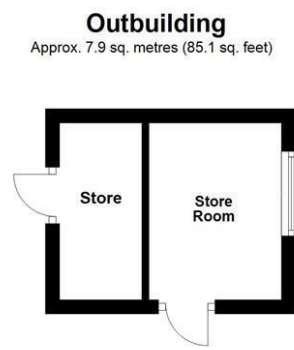
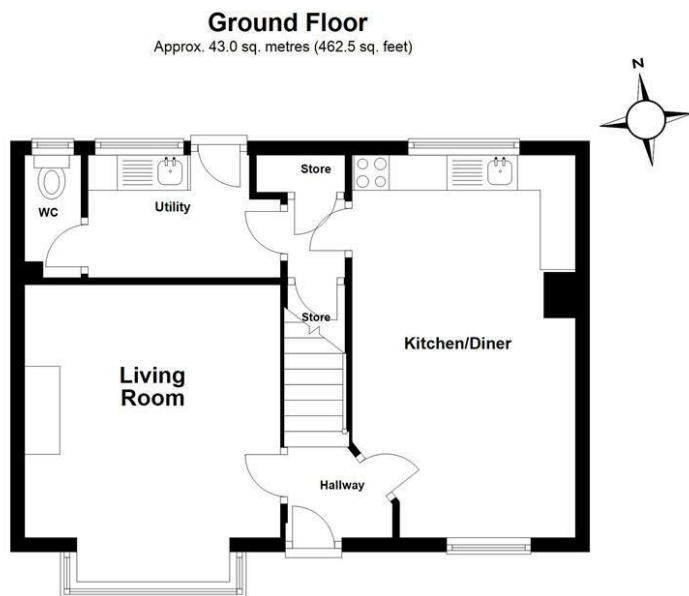
SERVICES

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>

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616





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

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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