



PESTELL & Co
ESTABLISHED 1991

1a East View, Takeley, Bishops Stortford, Herts.

NO ONWARD CHAIN

GUIDE PRICE - £325,000

A pleasant three bedroom detached property. The accommodation consists of entrance hallway, living/dining room, kitchen, utility room, ground floor bedroom and bathroom, on the first floor are the two further bedrooms and a cloakroom. Externally is a South facing rear garden and driveway to the front. Located centrally in the village of Takeley, walking distance to the amenities and a short drive to the M11, airport and towns of Dunmow and Bishops Stortford.

Part glazed front door into:

ENTRANCE HALLWAY:

Wood effect laminate flooring, window to side, two radiators, under stairs cupboard and ceiling light points.

LIVING/DINING ROOMS - 18'6 x 15'3 max (5.64m x 4.65m)

Wood effect laminate flooring. patio doors and window to rear, two radiators, wall lights and two ceiling light points.

KITCHEN - 8'10 x 6'9 (2.69m x 2.06m)

Vinyl flooring, a range of eye and base level units with work surface and inset sink unit. Space for appliances, window to front and ceiling light point, doorway into:

UTILTIY ROOM:

Vinyl flooring, work surface, space for appliances, wall mounted 'Combi' boiler, opaque window to rear, ceiling light point and door into:



GROUND FLOOR BATHROOM :

Vinyl flooring, inset bath with shower attachment, wash hand basin, low level w.c. Opaque window to rear, radiator and ceiling light point.

GROUND FLOOR BEDROOM - 11'8 x 10'2 (3.09m x 2.71m)

Parquet flooring, window to front, a bank of built in wardrobes, radiator and wall lights.

Landing space - carpeted, light and doors to:

BEDROOM 1 - 12'4 x 10' (3.76m x 3.05m)

Carpeted, Velux windows to front and rear, radiator and ceiling light point.

BEDROOM 2 - 9'5 x 7'10 (2.86m x 2.40m)

Carpeted, Velux window to front, radiator and ceiling light point.

CLOAKROOM:

Tiled flooring, low level w.c., pedestal hand basin, opaque window to front, extraction fan and ceiling light point.

OUTSIDE - To the rear, a south facing garden with patio space and lawn to lawn remainder. Outside tap and lights. Part gravel driveway to the front.



FULL ADDRESS

1A East View, Takeley, Bishops Stortford, Herts, CM22 6RE

LOCAL AUTHORITY

East Herts Council, Library, 6 The Causeway, Bishop's Stortford, CM23 2EJ

COUNCIL TAX BAND

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.