

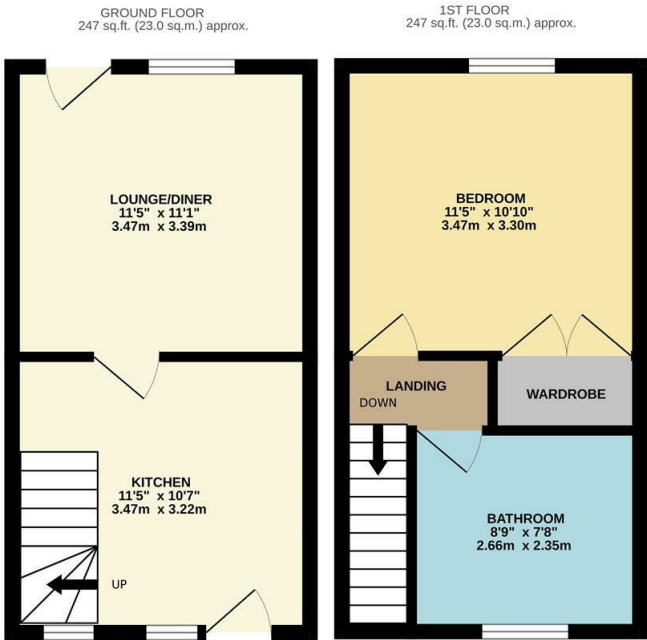


West Road, Sawbridgeworth, CM21 0BW
Guide Price £270,000



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GUIDE PRICE £270,000 - £280,000. Offered with NO CHAIN is this well presented one double bedroom cottage located in West Road, Sawbridgeworth, with views over a field to the rear and character features throughout. This charming property includes a lounge, kitchen/diner with a range of fitted wall and base units, a double bedroom and a modern bathroom with a white three piece suite. Outside the rear garden is a combination of artificial lawn, decking, patio and stones. West Road is located within walking distance of local shops, schools and open fields, plus Sawbridgeworth Train Station.



WIRRELANDJOHNSON
TOTAL FLOOR AREA: 494 sq.ft. (45.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2024



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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