

PESTELL & Co

ESTABLISHED 1991



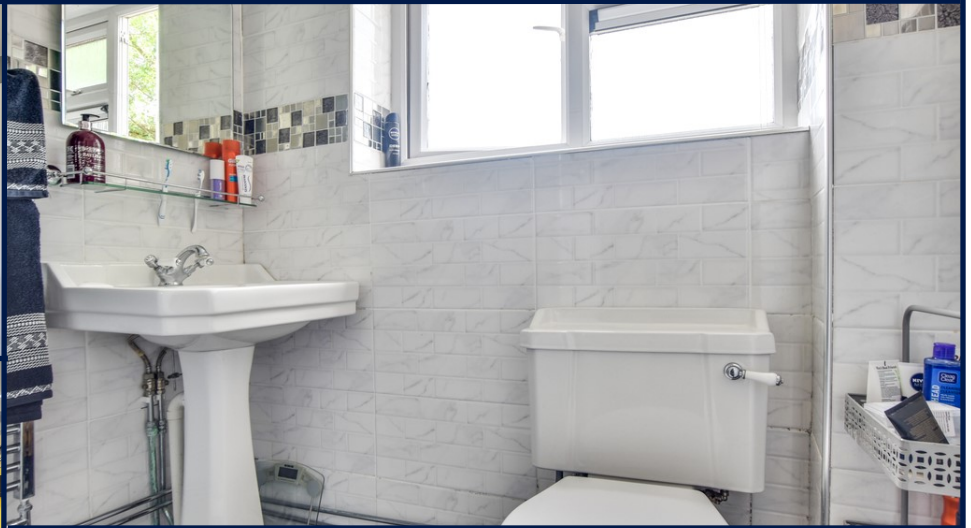
MILL END, THAXTED

GUIDE PRICE – £239,950

- 1 BEDROOM GROUND FLOOR MAISONETTE
- LOW LEASEHOLD COSTS
- LIVING ROOM
- KITCHEN
- SHOWER ROOM
- 100FT REAR GARDEN
- RAISED KITCHEN GARDEN
- ON STREET PARKING
- WALKING DISTANCE TO TOWN CENTRE

A unique opportunity to purchase a ground floor one bedroom maisonette with 100ft rear garden, kitchen, living room and shower room that benefits from low leasehold costs, whilst being within walking distance of Thaxted's High Street and amenities.





With timber front door opening into:

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect work surfaces and splashback, 1 bowl single drainer stainless steel sink unit with mixer tap, freestanding double oven with four ring electric hob, glazed splashback and extractor fan above, integrated fridge freezer, recess, power and plumbing for washing machine and dishwasher, window overlooking rear garden, inset ceiling down lighting, tile effect luxury vinyl flooring, array of power points, opening into;

Inner Hall

With ceiling lighting, wall mounted fuseboard, wall mounted radiator, large understairs storage cupboard, both fitted carpet and tile effect luxury vinyl flooring, doors to rooms.

Living Room 14'0" x 11'6"

With French door to rear terrace and garden beyond, further window to front, cupboard housing wall mounted boiler, wall mounted radiator, fitted carpet, TV, telephone and power points.

Bedroom 10'6" x 10'1"

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Shower Room

Comprising a close couple WC, pedestal wash hand basin with twin taps, fully tiled and glazed shower cubicle, wall mounted chromium heated towel rail, extractor fan, ceiling lighting, obscure window to rear, tile effect luxury vinyl flooring.

OUTSIDE

The Front

With on street parking to front, pedestrian pathway access to personnel gate that leads to entrance door and;

Rear Garden

Approximately 100ft in length, split into entertaining terrace, lawn and vegetable garden with green house, all retained by close boarded fencing and flower beds, outside water point can also be found.



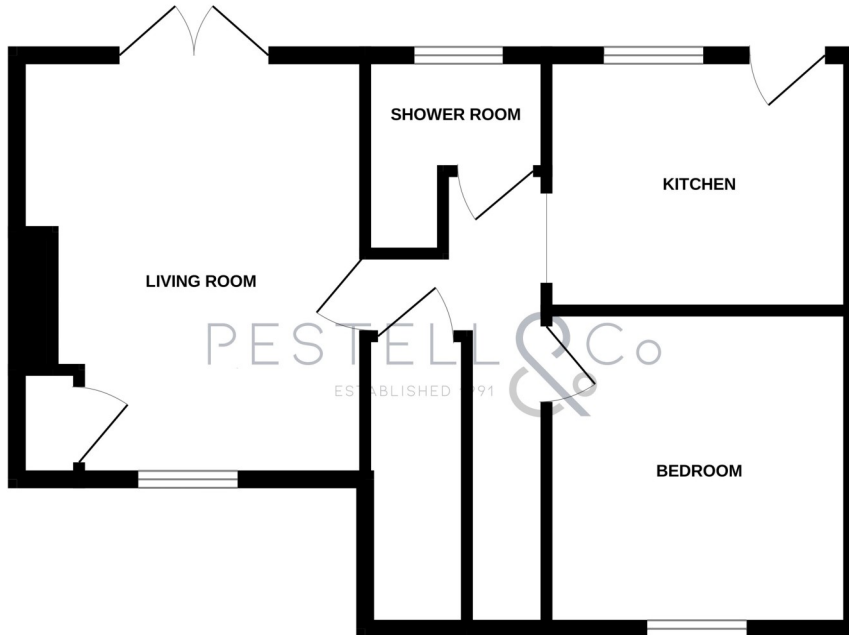
DETAILS

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

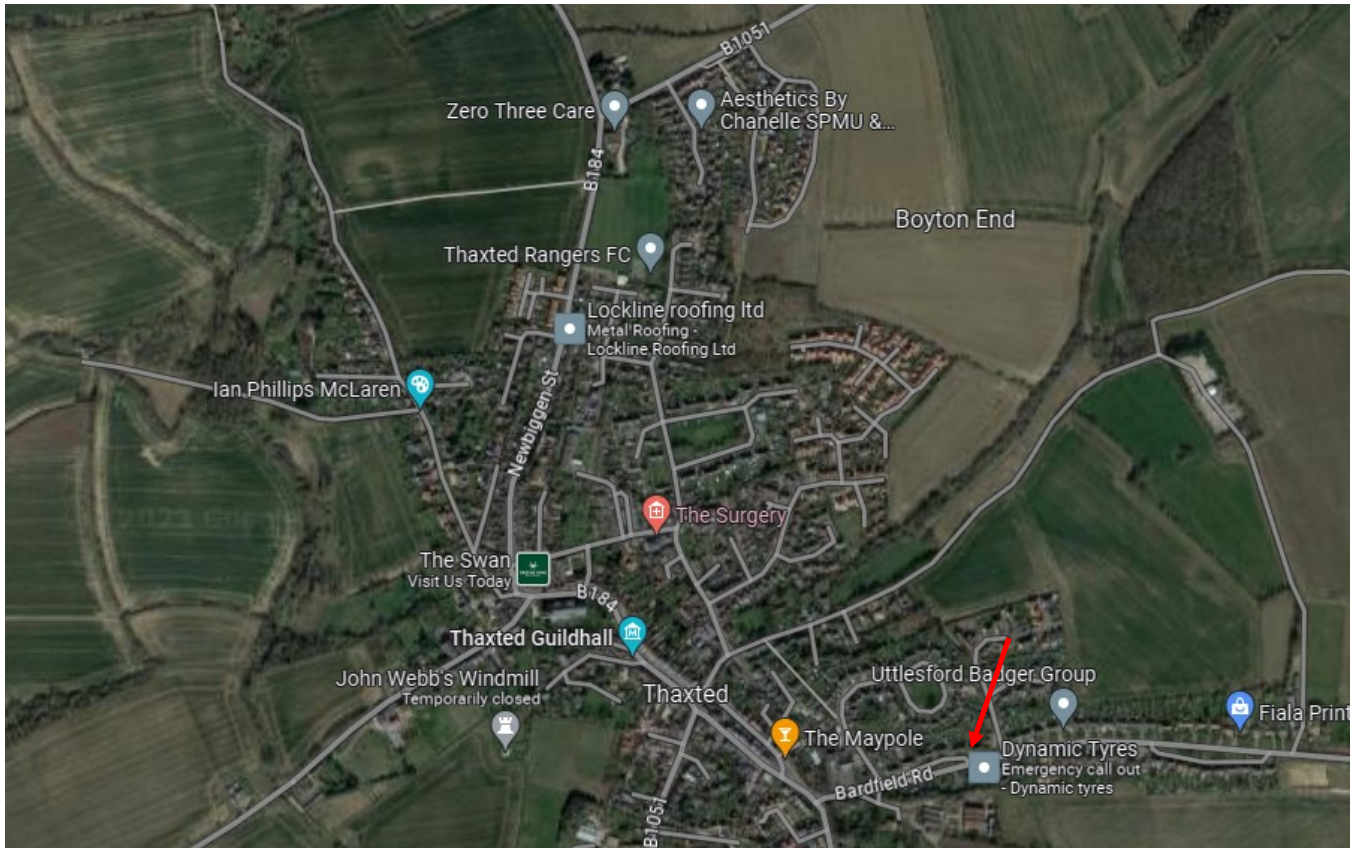


TOTAL FLOOR AREA : 463 sq.ft. (43.0 sq.m.) approx.

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.
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GENERAL REMARKS & STIPULATIONS

Located within walking distance to the heart of Thaxted's High Street that offers primary schooling, doctors, independently owned shops and recreational facilities. The mainline stations of Bishop's Stortford, Elsenham & Newport all serve London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.



FULL PROPERTY ADDRESS

12 Wainsfield Villas, Thaxted, Essex CM6 2LS

COUNCIL TAX BAND

Band B

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

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.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?