

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



48, Hampton Road, Stansted, Essex, CM24 8FE

Guide price £285,000

FREEHOLD TWO BEDROOM COACH HOUSE WITHIN A SHORT WALK OF THE TRAIN STATION TO LONDON AND THE VILLAGE SHOPS.

Accommodation consists of a private entrance door leading to a hall and stairs to first floor living space, large open plan living area with fitted kitchen and integrated appliances, two bedrooms with fitted wardrobes and a bathroom. Outside, there is a driveway with an electric roller door leading through a secure parking space and single garage.

The property benefits from gas central heating and double glazed windows throughout. The boiler is less than 12 months old (installed August 2023).

The EPC Rating is C . Council Tax Band is D (£2167.82 - 2024/25)

Entrance Hall

With radiator and stairs to first floor living accommodation.

Landing

With loft access, double glazed window to the rear, radiator, doors to all rooms and door to airing cupboard with wall mounted gas fired combi boiler which was installed August 2023.

Large open plan living area

17'7" x 13'4" (5.36m x 4.07m)

Spacious living area with double glazed windows to the front and rear, fitted wall and base units, integrated appliances including fridge/freezer, electric oven with gas hob and extractor over, slimline dishwasher and washing machine.



Bedroom 1

13'6" max (into alcove) x 9'5" (4.13m max (into alcove) x 2.88m)

Double bedroom with double glazed window to the front, radiator, fitted wardrobes.



Bedroom 2

10'7" x 5'2" (3.24m x 1.58m)

Double glazed window to front, radiator, fitted wardrobe.



Bathroom

6'9" x 5'8" (2.07m x 1.75m)

Double glazed window to rear, WC, basin and bath with wall mounted shower attachment.



Outside

To the rear of the property there is a single garage and parking for one car.



Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

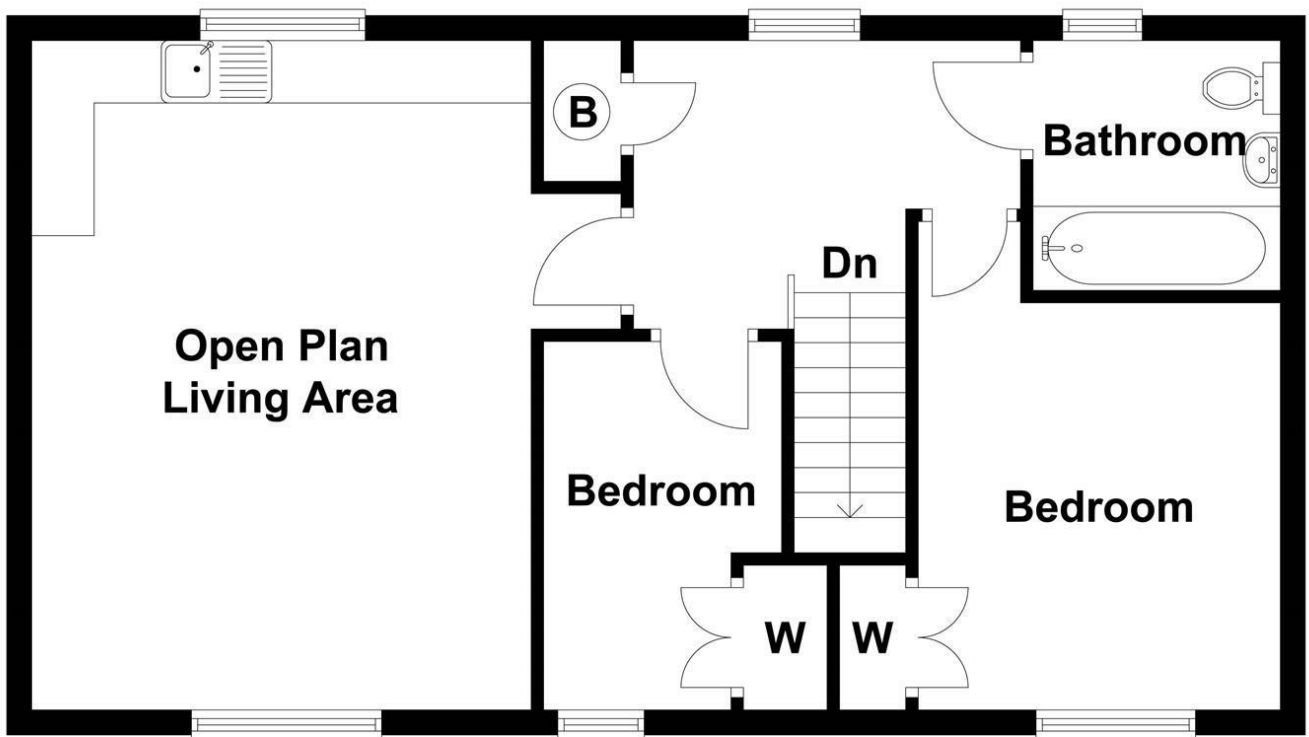
FINANCIAL SERVICES

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.



APPROX GROSS INTERNAL FLOOR AREA 53.60 SQM (576.94 SQFT)

This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE