

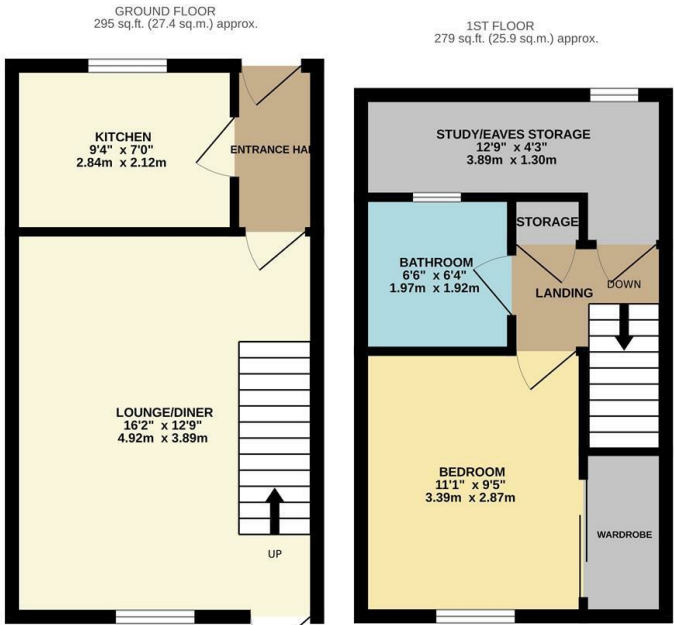
The Mews, Bullfields, Sawbridgeworth, CM21 9DQ
Guide Price £260,000



The Mews, Bullfields, Sawbridgeworth, CM21 9DQ

****Guide Price £260,000 to £280,000****

Located at the end of a quiet cul-de-sac is this well presented one double bedroom house, with its own garden and is just a short walk from the heart of Sawbridgeworth. On the ground floor there is an entrance hallway leading to a lounge/diner and a modern kitchen with a range of fitted wall and base units, whilst upstairs there is a double bedroom with fitted wardrobes, a bathroom with a white three piece suite and a storage room, which is also used as a study. Outside, the west facing rear garden is mainly laid to lawn with a patio area and shed for storage. The Mews is located just off Bullfields, within walking distance of Sawbridgeworth Train Station, Bell Street with various shops, pubs and coffee shops and open fields and the River Stort.



TMIREYLANDJOHNSON

While 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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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.