

HUNTERS[®]

HERE TO GET *you* THERE



The Granary

Stanstead Abbots, SG12 8XH

£234,995



Council Tax: C



The Granary

Stanstead Abbots, SG12 8XH

£234,995



ENTRANCE HALL

Wood panel door into; Entrance porch with access to cloakroom. Vinyl flooring and painted walls. Stairs to first floor;

CLOAKROOM

Door into; Painted and tiled walls, vinyl flooring. Two piece suite comprising low level WC and wash basin. Electric Heater. Opaque UPVc window to front aspect;

LANDING

9'3" x 5'3" (2.82 x 1.60)

Painted walls and carpet flooring. Electric heater. Door to large cupboard containing water tank. Loft access;

LIVING ROOM

15'6" x 11'6" (4.72 x 3.51)

Wood door into; Painted walls and carpet flooring. Large UPVc window to rear aspect. Electric heater;

KITCHEN

9'3" x 6'0" (2.82 x 1.83)

Open arch into; Painted and tiled walls, vinyl flooring. UPVc window to side aspect. A range of matching "wood effect" wall and base units with space for fridge freezer and washing machine. Roll top work surface with built in electric hob with stainless extractor hood over and stainless sink unit. Built in electric oven, Four point spot light to ceiling;

BEDROOM

11'5" x 9'3" (3.48 x 2.82)

Wood door into; Painted walls and carpet flooring. Large UPVc window to front aspect. Electric heater;

BATHROOM

7'5" x 5'6" (2.26 x 1.68)

Wood door into; Painted and tiled walls with vinyl flooring. Three piece white suite comprising low level WC, wash basin and panel bath with shower over. Four sunken lights to ceiling. Electric heater and extractor fan;

OUTSIDE

Secluded Communal outside space to front of property with further communal areas nearby. Parking spaces to the rear of the property which are offered on a first come basis.

AGENTS NOTE

We are advised by the vendor of the following;

Lease is currently being extended and will be around 170 years on completion

Maintenance fees approximately £55 per calendar month

Ground Rent is £10 per annum



Road Map



Hybrid Map



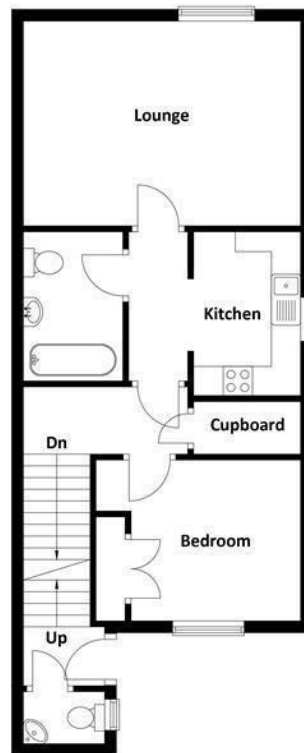
Terrain Map



Floor Plan

Ground Floor

Approx. 51.50 sq. metres (554.3 sq. feet)

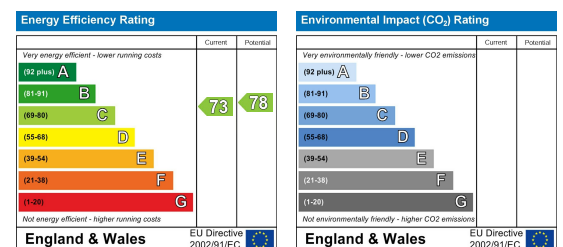


Total area approx. 51.50 sq. metres (554.3 sq. feet)
For illustrative only - Not to scale

Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.