

HUNTERS[®]

HERE TO GET *you* THERE



River Meads

Stanstead Abbots, Ware, SG12 8EF

Asking Price £210,000



Council Tax:



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Entrance Hallway

7'3" x 4'9"

Wood panel door into; Built-in cupboard. Security telephone entry system. Painted walls, Laminate flooring. ceiling light, smoke alarm. Wall Mounted electric storage heater. Doors off to living accommodation;

Bathroom

7'0 x 6'6"

Wood panel door into. Three piece suite comprising low level WC, Wash basin and panel bath with shower over. Cupboard containing Water Tank;

Living Room

18'6" into bay x 13'6"

Wood panel door into; Feature double glazed box bay window to front aspect overlooking the River Lea, power points, Painted walls, laminate flooring. Two feature lights. TV point. Wall mounted electric storage heater. Open arch through to kitchen;

Kitchen

7'4" x 6'8" (2.24m x 2.03m)

Separate Kitchen with range of matching wall and base units. UPVc double glazed window to front aspect over looking the River Lea and communal gardens. Sink with mixer tap. Space and plumbing for Washing machine. Space for tall standing fridge/freezer. Space for electric oven/grill with electric hob. Painted walls, Tiled splash-backs;

Bedroom One

14'10" x 9'3"

Wood panel door into; Painted walls, carpet flooring. Pendant light. Upvc double glazed square bay window. Electric Storage heater. Built in Wardrobes;

Bedroom Two

11'3 x 7'3"

Wood panel door into; Painted walls, carpet flooring. Upvc double glazed square bay window to rear aspect. Wall mounted electric Storage heater. Pendant light. Fitted Storage units;

Outside

Well kept communal gardens with direct views of the River Lea. Access to Village High Street and River Tow path.

Allocated Parking

Agents Note

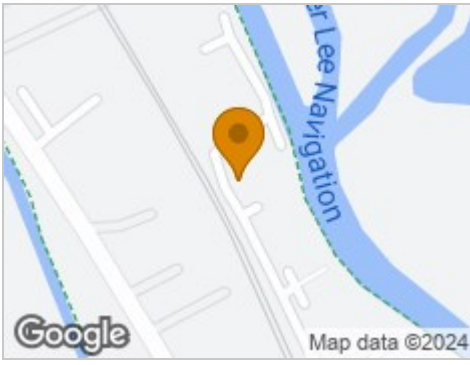
We are advised by the vendors of the following;

Lease length 62 years approx

Service Charges TBA



Road Map



Hybrid Map



Terrain Map



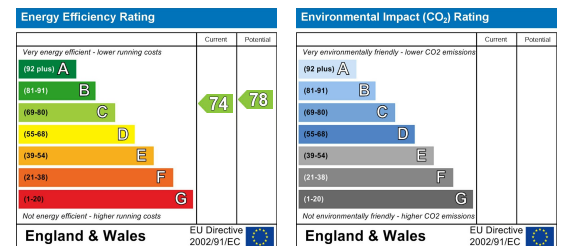
Floor Plan



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.