

# HUNTERS®

HERE TO GET *you* THERE



## Cambridge Road

Wadesmill, SG12 0TP

Open To Offers £359,995



Council Tax:



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## Entrance Porch

Exposed Beams to Ceiling and walls. Solid floor boards, Stable door to;

## Living Room

12'1" x 16'4" (3.7m x 5m)

Feature Brick built Fireplace, Double Radiator. Double glazed Window to front aspect. Ceiling spotlights. Solid Floorboards. Door to;

## Kitchen

9'1" x 6'7" (2.77 x 2.03)

Range of Matching wall and base units incorporating display cabinets and single drainer sink. Double glazed window to rear aspect. Integrated electric Oven and Hob with cooker hood over. Space for Fridge freezer & washing machine. ceiling lights. Ceramic Floor tiles. Access to Staircase;

## Inner Hall

Half glazed door to rear garden. Panel door to;

## Bathroom

6'1" x 7'2" (1.86 x 2.2)

White suite comprising tiled enclosed bath with shower over. Pedestal wash basin and low level WC. Separate tiled Shower cubicle. Double glazed window to side. Vinyl Floor. Radiator;

## Landing

Lofthatch, doors to bedrooms;

## Bedroom One

14'2" x 8'7" (4.32m x 2.63)

Double glazed window to front aspect. Double radiator. Spotlights to ceiling;

## Bedroom Two

12'3" x 9'5" (3.74 x 2.88)

Double glazed window to rear aspect. Radiator. Laminate flooring. Storage cupboard with boiler. Storage cupboard.

## Outside

Landscaped garden to rear and side. Raised lawn area with shrub borders. Side access.



## Road Map



## Hybrid Map



## Terrain Map



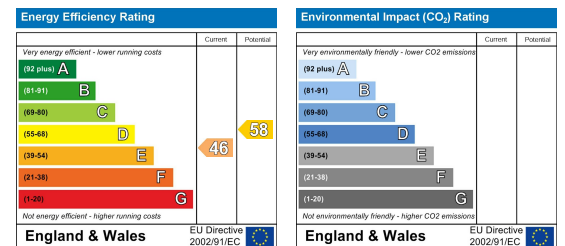
## Floor Plan



## 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.