

HUNTERS®

HERE TO GET *you* THERE



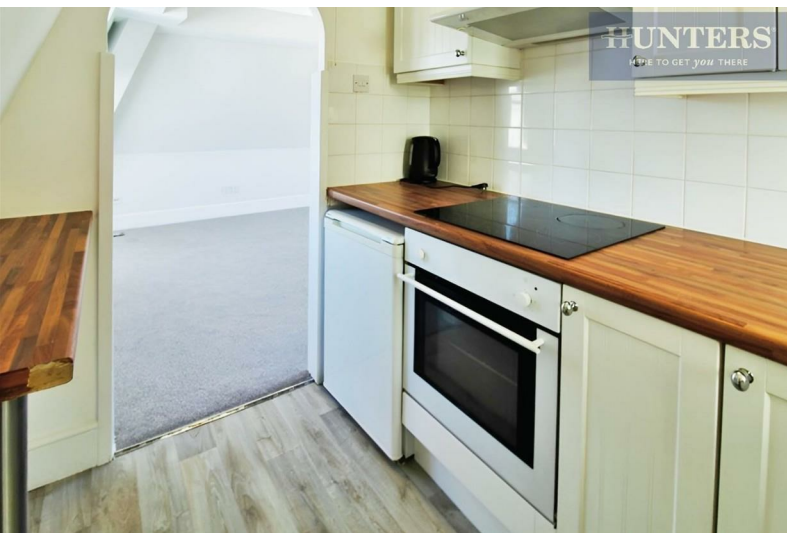
River Meads

St Margarets, SG12 8EL

Asking Price £169,995



Council Tax: B



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ENTRANCE HALL

8'6" x 6'3" (2.59 x 1.90)

Entrance into hallway with sleeping area to right hand side. Carpet flooring, painted walls, fuse boxes and loft access;

BATHROOM

6'0" x 5'8" (1.83 x 1.73)

Modern white Bathroom suite comprising low level WC, wash basin and panel bath with shower over. Window to rear aspect. Part tiled and painted walls, carpet tile flooring. Extractor fan and wall heater;

LIVING ROOM

17'3" x 12'9" (5.26 x 3.89)

laminated flooring, fitted wardrobes, painted walls. windows to dual aspect;

KITCHEN

8'9" x 5'8" (2.67 x 1.73)

laminated flooring, painted and part tiled walls. Range of matching wood panel effect wall and base units with wood effect roll top work surface, stainless sink and drainer. Space for washing machine and under counter fridge. Built in electric oven and hob with extractor hood over. Separate Breakfast bar;

LOFT

15'6" x 12'0" (4.72 x 3.66)

Access allowed to boarded loft space housing water tank. Vaulted roof with stand height 8'6"

OUTSIDE

Well presented communal gardens with access to the River Lea. Allocated parking;

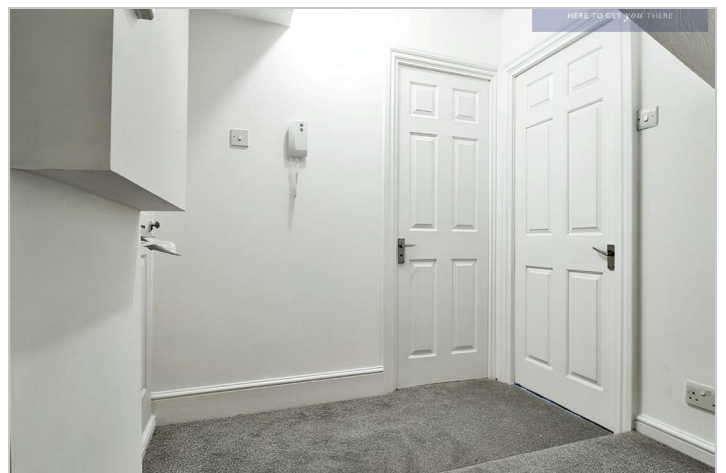
Agents Note

The property is currently tenanted with a rent of £895 PCM

We are advised by the vendor that the lease has been extended and stands at approximately 152 years

- TOP FLOOR
- GREAT FIRST TIME BUY
- CHAIN FREE
- FITTED KITCHEN
- ALLOCATED PARKING SPACE

- EXTENDED LEASE
- ACCESS TO LARGE LOFT SPACE
- WHITE BATHROOM SUITE
- CLOSE TO STATION
- BUY TO LET YIELD 6%



Road Map



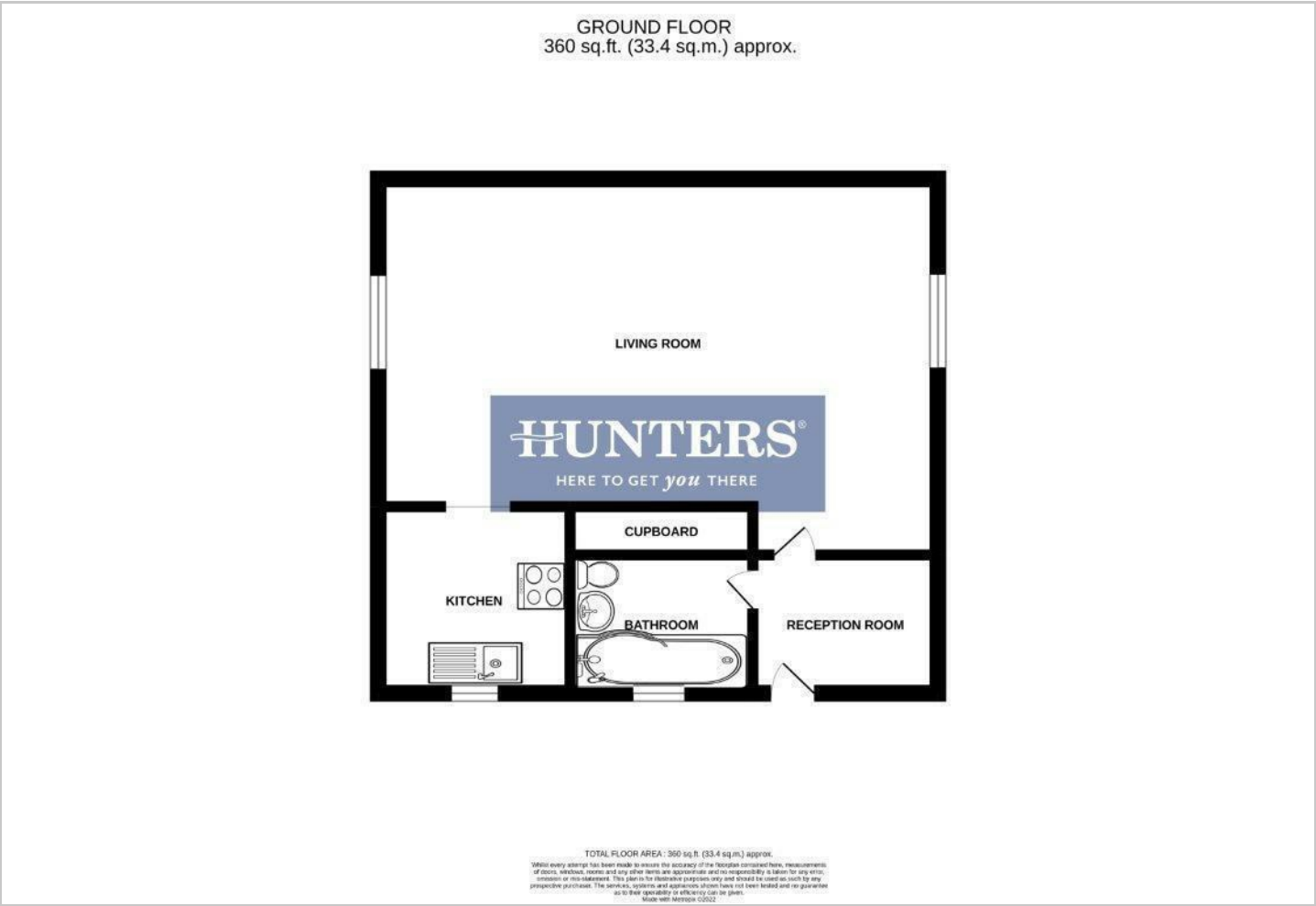
Hybrid Map



Terrain Map



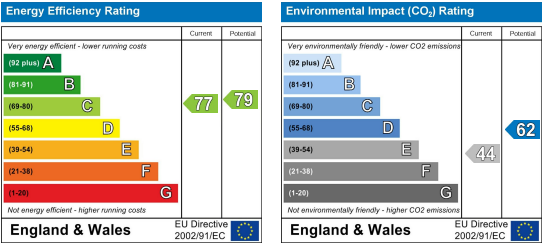
Floor Plan



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.