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3 High Street, Stanstead Abbots, Ware, SG12 8AS

£315,000

****SHARE OF FREEHOLD**** This two bedroom first floor maisonette is positioned just off Stanstead Abbots high street and is extremely well presented through out. Perfectly positioned, just a short walk away from Stanstead Abbots train station and local amenities, this property is ideal for First time buyers, investment, or someone downsizing.

The accommodation comprises of open plan lounge/ kitchen, two bedrooms with en-suite to master and a family bathroom. There is also a boarded loft offering additional storage space which is an excellent addition.

Externally there is allocated parking and further storage. We strongly advise an Early viewing



Lounge
11'10 x 11'5 (3.61m x 3.48m)

Bedroom Two
9'4 x 7'6 (2.84m x 2.29m)

Bedroom One
12'7 max x 9 (3.84m max x 2.74m)

Bathroom

External Storage
8'2 x 4'10 (2.49m x 1.47m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

FIRST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 572sq.ft. (53.1 sq.m.) approx.

Whilst 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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