



ESTATE AGENTS

... the key to a successful move



Robin Hood Road, Elsenham, Bishop's Stortford, CM22 6EH

**Offers in the
region of
£130,000**

- * EXCELLENT FIRST TIME BUYER/INVESTOR OPPORTUNITY
- * TOTALLY REFURBISHED & BEAUTIFULLY PRESENTED
- * FORMERLY USED AS Airbnb
- * FANTASTIC SOUGHT AFTER LOCATION
- * OWN PRIVATE ENTRANCE

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A recently refurbished First Floor Flat situated in a superb location in the popular village of Elsenham, situated within walking distance of local amenities, schools and a mainline railway station which serves London, Liverpool Street, Stansted Airport and Cambridge, there is also nearby access for the M11 and M25 orbital motorway with the market town of Bishop Stortford a short drive away. The village also benefits from a picturesque park area, tennis courts, golf course, bowls club and stunning walks through the woodlands to the Nature Reserve. The accommodation which is tastefully decorated throughout and has been used recently as an Airbnb comprises: Entrance hall, open plan living and kitchen area, double bedroom and a shower room, there is private car park for the shops and properties.

GROUND FLOOR

Access to the property is via a ground floor private entrance, a uPVC double glazed door opens to an enclosed staircase with windows to the side up to the first floor

ENTRANCE HALL

Ceiling light point, two uPVC double glazed windows offering rear and side aspects, storage cupboard, laminate wood effect flooring

OPEN PLAN LIVING AREA & KITCHEN 18'0" x 8'2" (5.5m x 2.50m)

Living Area

Recessed lighting, electric radiator, laminate wood effect flooring, uPVC double glazed window



Kitchen Area

Fitted with a range of wall and base units with co-ordinating worktops, integrated oven and hob, circular bowl and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Recessed lighting, laminate wood effect flooring, uPVC double glazed window



BEDROOM 8'2" x 8'2" (2.50m x 2.50m)

Recessed lighting, laminate wood effect flooring, electric radiator, uPVC double glazed window



SHOWER ROOM

Fitted with a three piece white shower suite, comprises: Shower enclosure, wash hand basin set in vanity unit, low level w.c. Recessed lighting, laminate wood effect flooring.



GENERAL INFORMATION

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Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Leasehold - Lease remaining 118 years

Ground Rent/service charge £150 per annum

50% Building Insurance (latest £250 per annum)

Offer Procedure


All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

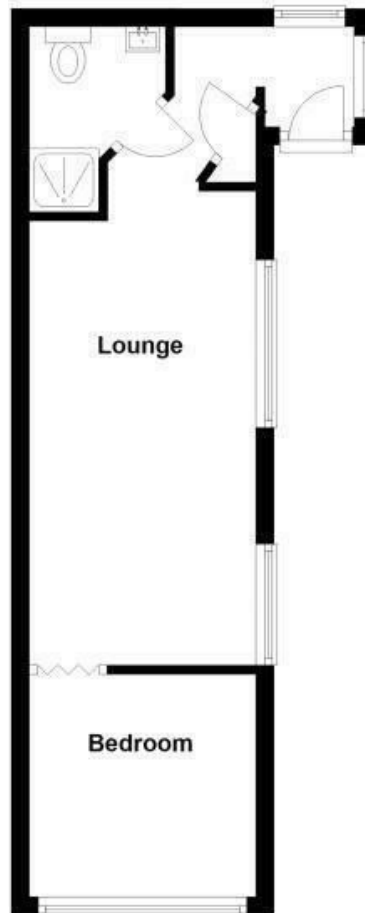
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



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