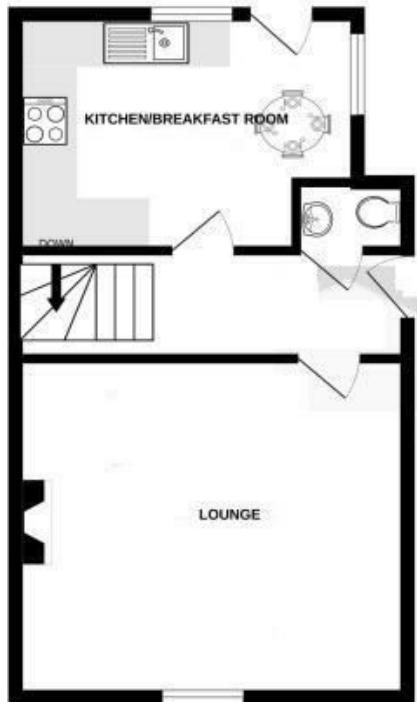


GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, misstatements 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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HIGH STREET, ELSENHAM, BISHOP'S STORTFORD

GUIDE PRICE £275,000

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

HIGH STREET, ELSENHAM, BISHOP'S STORTFORD

GUIDE PRICE £275,000

- Two Double Bedrooms
- Grade II Listed Cottage
- Garden
- Kitchen/Breakfast Room
- Family Bathroom

- Semi-Detached Cottage
- Single Garage With Parking
- Sitting Room
- Cloakroom
- No Onward Chain

No Onward Chain Located in the commuter village of Elsenham is this charming two bedroom semi-detached Grade II Listed character cottage boasting a single garage with parking. The ground floor accommodation comprises:- sitting room, kitchen/breakfast room, cloakroom and entrance hall. On the first floor are two double bedrooms and a family bathroom. Externally the property benefits from a wraparound courtyard garden.

Entrance Hall

Tiled flooring, understairs storage cupboard, exposed timbers, power points, stairs rising to the first floor landing, doors to.

Cloakroom

Opaque window to side aspect, W.C, wash hand basin with vanity unit below, radiator, inset spotlights.

Sitting Room

15'11" x 13'9" (4.85m x 4.19m)

Window to front aspect, feature fireplace with inset wood burning stove, two radiators, exposed timbers, power points.

Kitchen/Breakfast Room

14'11" x 9'7" (4.55m x 2.92m)

Window to rear aspect, base and eye level units with complimentary working surface over, inset oven, electric hob with extractor over, inset sink with drainer unit, integrated dishwasher, integrated fridge/freezer, radiator, power points, tiled flooring, door to rear aspect.

First Floor Landing

Loft access, doors to.

Bedroom One

16' x 14'2" (4.88m x 4.32m)

Windows to multiple aspect, exposed timbers, radiator, power points.

Bedroom Two

14'11" x 9'4" (4.55m x 2.84m)

Two windows to rear aspect, radiator, power points.

Bathroom

Velux window, enclosed bath with mixer taps & shower attachment, W.C, wash hand basin with vanity unit below, part tiled walls, tiled flooring, shaver point.

Garden

A courtyard garden wraparound the property which is mainly paved with a variety of mature shrubs. Side and rear access is granted via timber gates.

Single Garage With Parking

The property benefits from a single garage with parking space to the side.



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