



13 Thele Avenue, Stanstead Abbots SG12 8JB

Guide Price **£440,000**

CHAIN FREE: This three-bedroom semi-detached house occupies a slightly elevated position with gardens extending to approximately 0.14 of an acre, larger than average for this type of home. Sitting fairly central to its plot and recently refurbished throughout, the property is ready for immediate occupation while still offering excellent potential to extend (subject to the necessary consents), making it ideal for buyers looking to add further value and tailor the home to their own specification.

The accommodation comprises an entrance hall, two reception rooms, kitchen and guest cloakroom/WC. To the first floor there are three bedrooms and a family bathroom.

Conveniently situated within easy reach of local amenities, including the highly regarded village school, High Street, and St Margaret's railway station. (Liverpool St. approx. 45 minutes)

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Accommodation : Upvc entrance door opening to:

Hall : Stairs rising to first floor. Radiator. Wood laminate flooring.

Reception/Playroom/Study - 3.17m x 2.93m (10'4" x 9'7")
Double glazed window to front. Radiator. New fitted carpet.

Living Room - 3.95m x 3.77m (12'11" x 12'4") Double glazed window to front. Radiator. New fitted carpet. Door to:

Kitchen - 4.83m x 2.04m (15'10" x 6'8")

Fitted with a range of wall and base units with work surface over and tiled splash-backs. Inset stainless steel sink and drainer. Built-in electric oven/grill with four ring gas hob above. Brushed steel extractor canopy over. Spaces for washing machine and tall fridge/freezer. Double glazed window to rear. Radiator. The kitchen benefits from two useful walk-in cupboards with light connected, one ideal for use as a pantry/larder, the other with some restricted headroom under the stairs.

Rear Lobby : Upvc double glazed door opening to the rear garden. Door to:

Guest Cloakroom/W.C : White suite: Low flush w.c. Wall mounted wash hand basin. Chrome heated towel rail. Upvc double glazed window.

First Floor : Landing with Upvc double glazed window to rear aspect. Stairs and landing benefit from a new fitted carpet.

Bedroom One - 3.96m x 3.79m (12'11" x 12'5") Upvc double glazed window to front. Radiator. New fitted carpet.

Bedroom Two - 3.87m x 2.02m (12'8" x 6'7") Upvc double glazed window to rear. Radiator. New fitted carpet.

Bedroom Three - 3.17m x 2.65m (10'4" x 8'8") Measured into alcove. Upvc double glazed window to front. Radiator. New fitted carpet.

Bathroom : Modern white suite: Panel enclosed bath with mixer tap and shower attachment. Low flush w.c. Pedestal wash hand basin. Fully tiled to bath area, half height tiling to remainder. Chrome heated towel rail. Upvc double glazed frosted window.

Exterior : The property benefits from large front and rear gardens, with the house sitting fairly central to its plot. The front garden, which is mainly laid to lawn, is approached via a pedestrian walkway, with gated access and garden path to the entrance door.

The property benefits from a generous rear garden with gated access to the rear. A large metal garden store is included in the sale. Beyond the rear gates, there are several parking bays available on a first-come, first-served basis. Additional parking can also be found in the bays opposite the front of the property, which are likewise available for general use.

Services : All main services connected: Mains gas, electricity, water and drainage.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





Stanstead Abbots - Sales

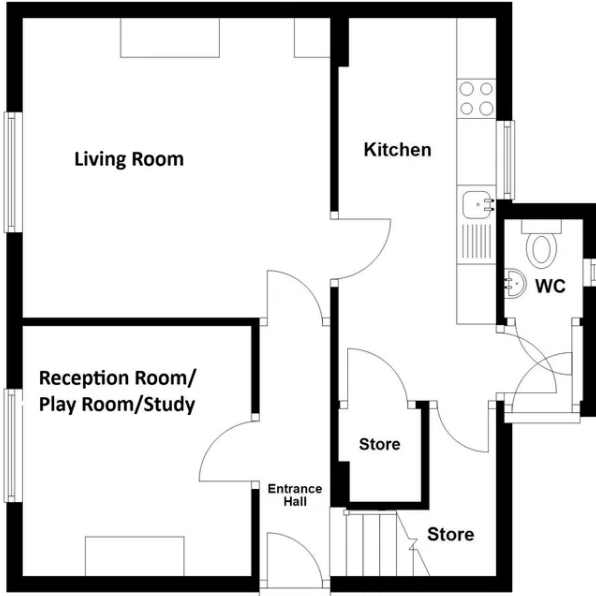
14 High Street Stanstead Abbots Herts SG12 8AB



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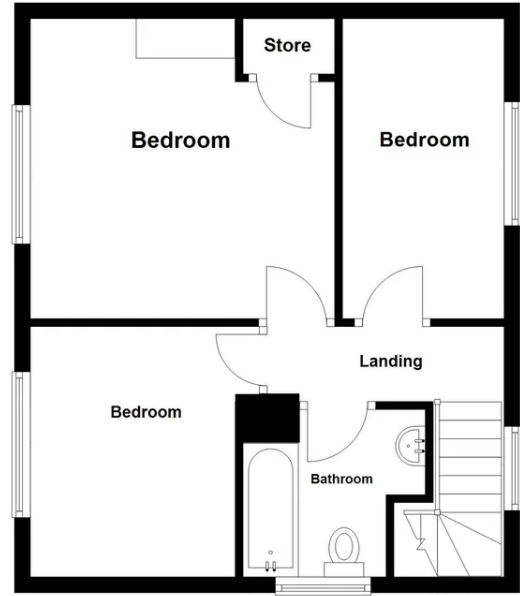
Ground Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 87.2 sq. metres (938.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp. □

Thele Avenue

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<https://www.oliverminton.com/>

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient – lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient – higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

MORTGAGE ADVICE

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