



Cox's Gardens, Bishop's Stortford, CM23 3GX

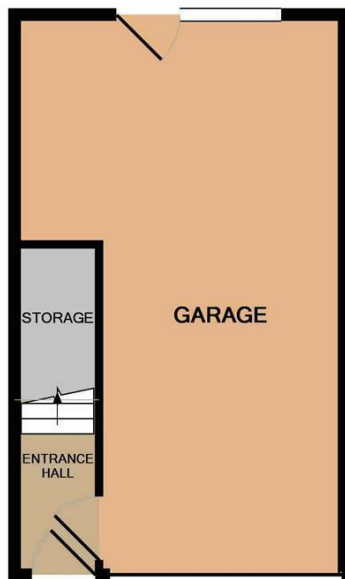
£260,000 Freehold

- One Bedroom
- Garage & Driveway
- Chain Free
- Coach House
- Own Rear Garden
- Popular Location

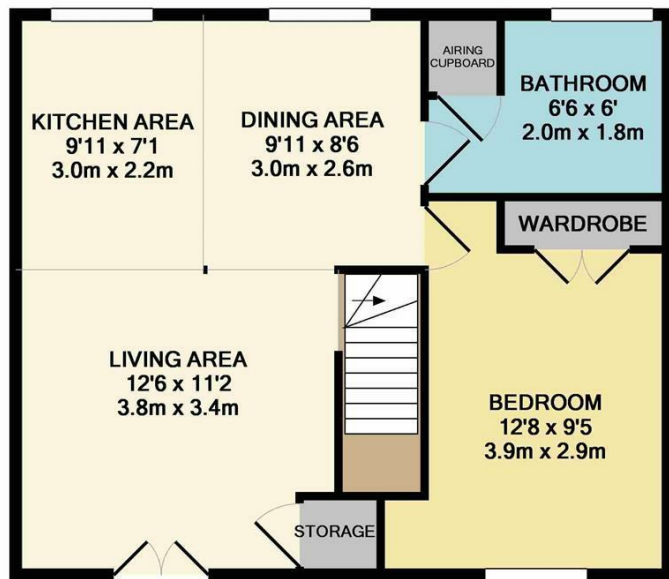
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Offered for sale with no onward chain is this one bedroom coach house with garage & driveway. The property comprises an entrance hall leading to a lounge which is open-plan to a kitchen with a range of fitted wall & base level units and dining area. There is also a double bedroom with fitted wardrobes and a bathroom with a white three piece-suite. On the ground floor there is a garage which also gives access to the rear garden. Chain Free.



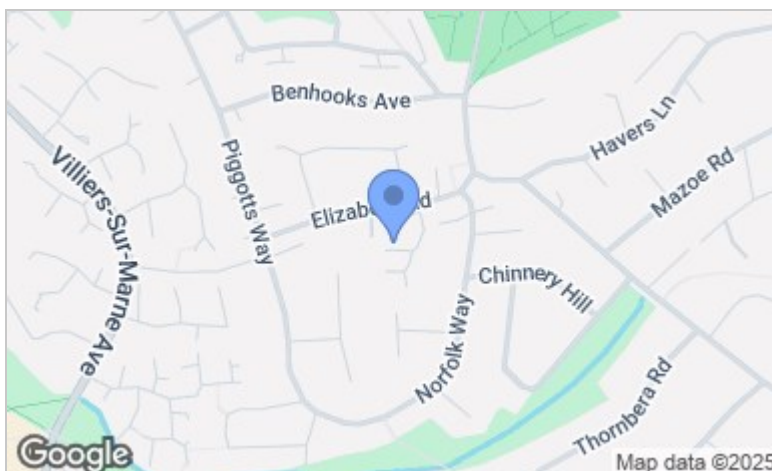
GROUND FLOOR
APPROX. FLOOR
AREA 278 SQ.FT.
(25.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

COX'S GARDENS
TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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