



## **54 Birchanger Lane, Birchanger, Bishop's Stortford, CM23 5QA**

**Guide Price : £295000**

**GREAT PROJECT!** Being sold CHAIN FREE, Oliver Minton Village & Rural Homes are pleased to offer this end terrace cottage that was previously rented out for many years and now **needs refurbishment**. Set back from Birchanger Lane and with a service road to the rear giving access to an off-street parking space, there is gas central heating to radiators, uPVC double glazing and accommodation comprising entrance lobby, ground floor bathroom, kitchen, through lounge/dining room, 2 double bedrooms with a further study/nursery or potential ensuite off Bedroom Two. *(NB - a nearby triangular piece of ground at the entrance to the service road is also available by separate negotiation for £15,000, which would provide additional off-road parking and space for garage building).*

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



Birchanger is a small, popular village found between Bishop's Stortford and Stansted Mountfitchet. Birchanger has a 'Good' Ofsted rated C of E Primary School, active Sports and Social Club, St Mary's Church & Village Hall and the Three Willows public house. There are also lovely walks to be enjoyed in the adjoining countryside and nearby Birchanger Woods.

**Entrance Lobby** Main entrance door to side elevation. Door to Kitchen. Door to:

**Bathroom** - 1.96m x 1.73m (6'5" x 5'8")

White suite comprising bath with shower above and glazed shower screen, pedestal hand basin, low level flush WC. Double glazed obscure window. Heated towel rail.

**Kitchen** - 2.36m x 1.98m (7'9" x 6'6")

In need of re-fitting. Double glazed window to side. Wall-mounted 'Viessmann' gas fired boiler. Doorway to:

**Living Room** - 6.81m x 3.58m (22'4" x 11'9") including chimney breasts, reducing to 9'4.

A triple aspect room with double glazed windows to front, side and rear. 2 radiators. Part glazed door to front garden. Door to recessed understairs storage cupboard. Door concealing staircase to first floor.

**First Floor Landing** - Access hatch to loft. Doors to Bedrooms 1 & 2.

**Bedroom One** - 3.58m including chimney breast x 3.28m (11'9" x 10'9")

Double glazed window to front. Feature fireplace. Radiator.

**Bedroom Two** - 3.38m x 2.82m including chimney breast (11'1" x 9'3")

Double glazed window to rear. Feature fireplace. Radiator. Shelved alcove. Door to:

**Study/Nursery** - 2.36m x 2.01m (7'9" x 6'7")

Double glazed window to rear. Wall-mounted air conditioning unit. Radiator.

**Front Garden** - Mainly laid to lawn. Fronting on to Birchanger Lane.

**Rear Courtyard Garden** - Side accessway giving access to side entrance door and front garden. Steps and gate to Off-Street Parking area.

**Off-Street Parking for one car**

Access via service road off Birchanger Lane.

**Agents Notes** - Mains services are connected: mains water, sewerage, electric, gas fired central heating (untested). Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

**EXTRA LAND OPTION**

Available for an additional £15,000, on a separate title (Title No EX553075), is a triangular shaped piece of land that offers additional off-road parking and space for the building of a garage).







**Approximate Gross Internal Area 736 sq ft - 69 sq m**

Ground Floor Area 396 sq ft – 37 sq m

First Floor Area 340 sq ft – 32 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Oliver Minton**  
Village & Rural Homes

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### VIEWING ARRANGEMENTS

**01920 822999**

[puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)

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

#### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616