



75 Lampits

Hoddesdon, EN11 8EG

Price £330,000



*** CHAIN FREE *** Kirby Colletti are pleased to offer this Two Double Bedroom Bungalow which is IN NEED OF TOTAL REFURBISHMENT. Within a short walk to Hoddesdon Town Centre with its wealth of Shopping facilities, Restaurant's/Coffee Shops, Bus Services and a short walk to Broxbourne Railway Station.

The property benefits from Spacious Lounge, Lean- To, Kitchen, Shower Room & Separate W.C, Garage and Parking and 26ft South Facing Rear Garden.

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- KITCHEN
- GARAGE & PARKING
- IN NEED OF COMPLETE REFURBISHMENT
- LOUNGE
- SHOWER & SEPARATE W.C
- APPROX. 1000 sq ft
- LEAN TO
- SOUTH FACING GARDEN



ACCOMMODATION

Entrance door to:

PORCH

4'10 x 4'1 (1.47m x 1.24m)

Door to garage, Door to Bedroom 2 and door to:

INNER HALL

12'8 x 3'4 max (3.86m x 1.02m max)

LOUNGE

16'9 x 14'4 (5.11m x 4.37m)

Rear aspect window and door to lean to. A/C Unit (UNTESTED) Door to:

KITCHEN

9'6 x 9'4 (2.90m x 2.84m)

Front aspect window.

LEAN TO

14'2 x 13'3 (4.32m x 4.04m)

Rear aspect windows and double doors to rear garden.

BEDROOM 1

12'11 x 8'7 (3.94m x 2.62m)

Rear aspect window. Built in wardrobe.

BEDROOM 2

10'6 x 9'11 (3.20m x 3.02m)

Dual aspect windows. A/C Unit (UNTESTED)

SHOWER ROOM

5'6 x 4'11 (1.68m x 1.50m)

Wash hand basin. Shower tray. Sky light.

WC

4'11 x 4'1 (1.50m x 1.24m)

Low level W.C. Wash hand basin.

EXTERIOR

FRONT GARDEN

Laid to lawn. Hardstanding for 1 car and access to:

GARAGE

16'5 x 8'1 (5.00m x 2.46m)

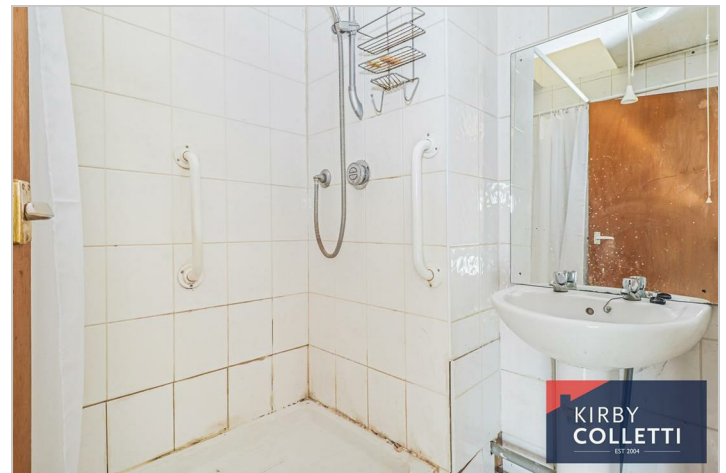
Electric Roller shutter door (UNTESTED)

REAR GARDEN

South facing. 26ft deep. Laid to lawn. Rear pedestrian access.

AGENTS NOTES

COUNCIL TAX - Borough Of Broxbourne , Band C.



Road Map



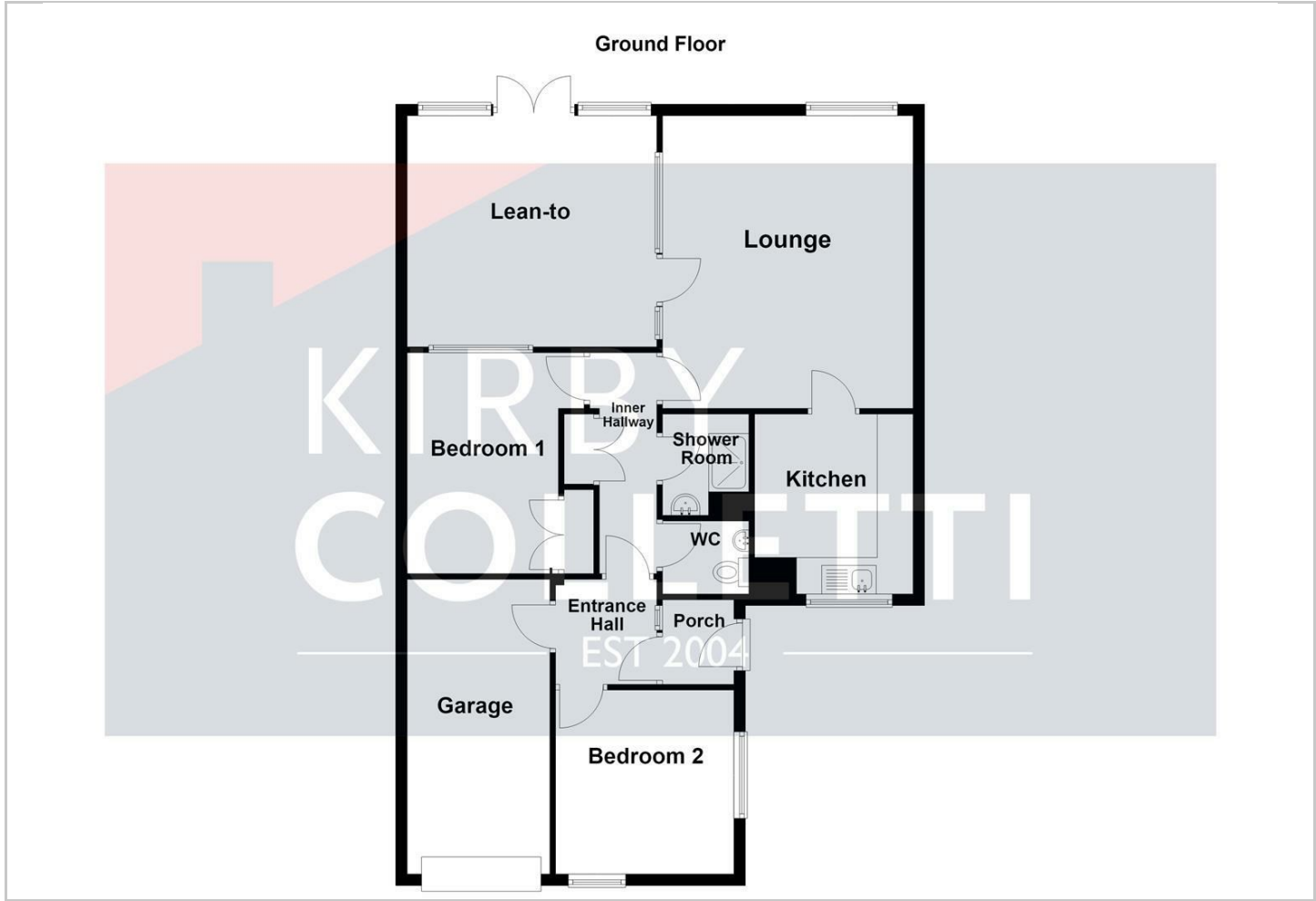
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

