



**Oliver
Minton**
Sales & Lettings



High Street, Stanstead Abbotts

Offers in the Region of: **£350,000**

This two bedroom terraced house is ideally situated in the heart of Stanstead Abbotts High Street, just a short walk from a wide range of local amenities and St Margaret's railway station serving London Liverpool Street (approx. 45 minutes) The property also benefits from a detached single garage located to the rear and a private, enclosed rear garden.

Requiring some modernisation and improvement throughout, the house offers excellent potential and already benefits from double glazing and gas central heating (untested). The accommodation comprises: Enclosed entrance porch, hallway, kitchen, living/dining room, two bedrooms and first floor bathroom.

Offered to the market with no onward chain, the property is available for immediate occupation and would make an ideal first-time purchase or investment opportunity.



Accommodation : Front door opening to:

Enclosed Entrance Porch : Door to cupboard housing gas fired boiler and meters. Wood effect flooring and door to:

Hall : Stairs rising to first floor. Radiator. Wood effect flooring. Open plan to Living/dining room and arch through to kitchen.

Kitchen - 2.44m x 2.27m (8'0" x 7'5") Range of wall and base units with work surfaces over. Inset one and a half bowl sink and drainer. Tiled splash-backs. Spaces for freestanding washing machine and cooker and fridge/freezer. Front aspect window.

Living/Dining room - 4.36m x 3.34m (14'3" x 10'11") Full length windows to rear aspect and double glazed door opening to the garden. Open fireplace with ornate surround and marble hearth (currently not in use) Wood effect flooring. Radiator.

First Floor : Landing with doors off to bedroom accommodation and bathroom.

Bedroom One - 3.27m x 2.89m (10'8" x 9'5") Window to front. Range of built-in wardrobe cupboards to one wall, one side into alcove 0.8m (2'7") deep. Radiator. Loft access hatch.

Bedroom Two - 2.7m x 2.27m (8'10" x 7'5") Window to rear. Radiator. Door to built-in storage cupboard.

Bathroom : Panel enclosed bath. Vanity wash hand basin. Low flush w.c. Chrome heated towel rail. Frosted window to rear.

Exterior : The property has a small front garden retained by wooden fencing and gated access.

Rear Garden : Fully enclosed by way of closeboard fencing, to the immediate rear of the property is a paved patio area, with the remainder of the garden laid to lawn. The garden also benefits from a brick-built storage outbuilding and a personal gated rear access leading to a pedestrian walkway, which provides access to the parking area and garage.

Garage : Single garage with up and over door. Vehicular access is from Orchard Close, a road accessed from the High Street.

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