

4 Jubilee Cottages | Horseshoe Lane | Great Hormead | SG9 0NG

Asking Price £449,995

Semi-detached, three bedroom house in need of updating and general refurbishment, offered with NO UPPER CHAIN! Located in the sought-after village of Great Hormead just east of Hare Street and a short drive from the market town of Buntingford, this rural home offers breathtaking views from the rear of the property over the adjacent countryside. The house offers flexible accommodation, currently laid out to have two reception rooms, conservatory, kitchen, utility room, bathroom and cloakroom/WC on the ground floor, with three bedrooms on the first floor. Benefits include double glazing, gas fired central heating and lots of fitted storage. Externally there is a front garden and a 65ft. (20 metres) SOUTH FACING rear garden with outbuildings including a greenhouse.
VIEWINGS AVAILABLE SEVEN DAYS A WEEK !







CHRIS DELLAR
PROPERTIES
Your estate agent

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Porch
Courtesy light. Partially glazed front door to:

Lounge
15'9 x 13'9 (4.80m x 4.19m)
Double glazed window to front. Feature fireplace with wooden mantelpiece and tiled hearth. Staircase to first floor landing. Door to hallway. Double doors to:

Dining Room
13'5 x 10'2 (4.09m x 3.10m)
Double radiator. Partially glazed door to inner hallway. Double glazed patio door to:

Conservatory
13'9 x 7'11 (4.19m x 2.41m)
Double glazed French doors to rear garden. Radiator. Ceramic floor tiles.

Kitchen
10'8 x 9'0 (3.25m x 2.74m)
Dual aspect double glazed windows. Wall & base units incorporating roll top work surfaces, drawers, display cabinets, shelving, wine rack and single drainer double bowl sink unit with mixer tap. Integrated four ring hotplate and electric double oven with grill. Space for fridge. Tiling to splashbacks. Radiator. Ceramic floor tiles.

Utility Room
6'10 x 5'7 (2.08m x 1.70m)
Window to side. Wall & base units incorporating tiled work surfaces and single drainer sink unit. Space & plumbing for washing machine. Wall mounted Vaillant gas fired boiler. Partially glazed door to side garden. Quarry style floor tiles.

Bathroom
10'2 x 6'11 (3.10m x 2.11m)
Dual aspect double glazed windows. Coloured suite comprising panel enclosed bath, pedestal wash hand basin and low flush WC. Separate shower cubicle. Radiator. Tiling to dado height.

Separate WC
6'11 x 2'11 (2.11m x 0.89m)
Double glazed window to side with obscured glass. Vanity unit with inset wash hand basin. Low flush WC. Tiling to dado height.

First Floor Landing
Double glazed window to rear. Feature fireplace. Doors to bedrooms.

Bedroom One
14'9 x 9'9 (4.50m x 2.97m)
Double glazed dual aspect windows. Double radiator. Fitted bedroom suite. Airing cupbaord.

Bedroom Two
10'8 x 6'7 (3.25m x 2.01m)
Double glazed window to front. Radiator. Range of fitted cupboards.

Bedroom Three
7'10 x 7'8 (2.39m x 2.34m)
Double glazed window to front. Radiator. Fitted bedroom suite.

EXTERIOR

Front Garden
Wooden gate to path leading to front door and extending to side garden. Lawn and shingled area. Shrubs to borders.

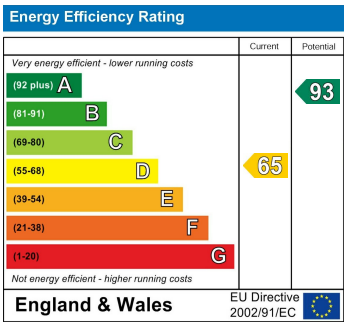
Side Garden
Timber storage shed, garden tap and outside lighting. Pathway extends to:

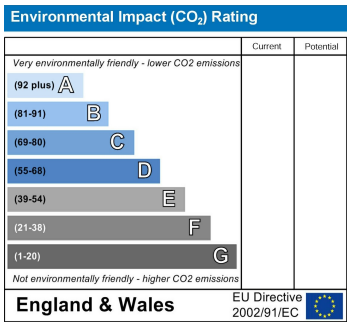
South Facing Rear Garden
65'0 max (19.81m max)
Large patio gives way to lawn. Shrubs, greenhouse, timber storage shed, rockery and water feature (unused).

Communal Parking
There is adequate off street parking close-by.

Disclaimer
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate











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