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Established 1986

Independent Estate Agents and Valuers







29, Hudgell Road, Stansted, Essex, CM24 8FP

Price £165,000

An excellent opportunity to purchase a 45% share of this attractive home, with the option to increase ownership up to 100%. Situated within the popular Forest Hall development, the property is conveniently located within walking distance of local shops, the train station and schooling options.

The well-presented accommodation comprises a bright and airy sitting room, a refitted kitchen/dining room featuring underfloor heating and integrated appliances, and a useful ground floor WC. To the first floor are two double bedrooms and a family bathroom. Externally, the property benefits from a south-facing rear garden, driveway providing off-street parking for two cars and a spacious front garden. Further benefits include gas central heating and double-glazed windows and doors. An appealing home ideal for first time buyers.

The Council Tax Band is C / The EPC Rating is B

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

Entrance Hall

With stairs to the first floor.



Sitting Room

12'10" x 11'3" max (3.93m x 3.45m max)
Spacious and bright reception room with a cupboard under the stairs providing excellent storage and housing the consumer unit.



Kitchen/Dining Room

14'6" max x 13'4" max (4.44m max x 4.07m max)
Quality refitted kitchen with wall and base units and;

- Electric Underfloor heating
- Integrated fridge/freezer, washing machine, dishwasher and double oven
- Electric induction hob with extractor over
- Integrated speaker
- Wall mounted gas fired boiler
- Storage cupboard









Ground floor WC



First Floor Landing

Airing cupboard with hot water cylinder and further storage cupboard.

Bedroom 1
14'7" max x 10'0" (4.46m max x 3.05m)
Double bedroom with dressing area and storage cupboard.





Bedroom 2
14'7" max x 9'1" (4.45m max x 2.79m)
Double bedroom with fitted wardrobe.





Bathroom
7'1" x 6'7" (2.18m x 2.03m)
Bath with shower over, basin and WC.



Loft Space
There is a fitted ladder enabling easy access to the loft space. There is some boarding ideal for storage and a light.

Front
There is driveway parking for two cars with an EV charging point and a spacious garden. There is gated access leading to;

South Facing Rear Garden
Sunny garden which benefits from new fencing and a gate providing independent access to the front





Lease and Charges
The lease term is 125 years from 24th May 2013. There are 112 years remaining.

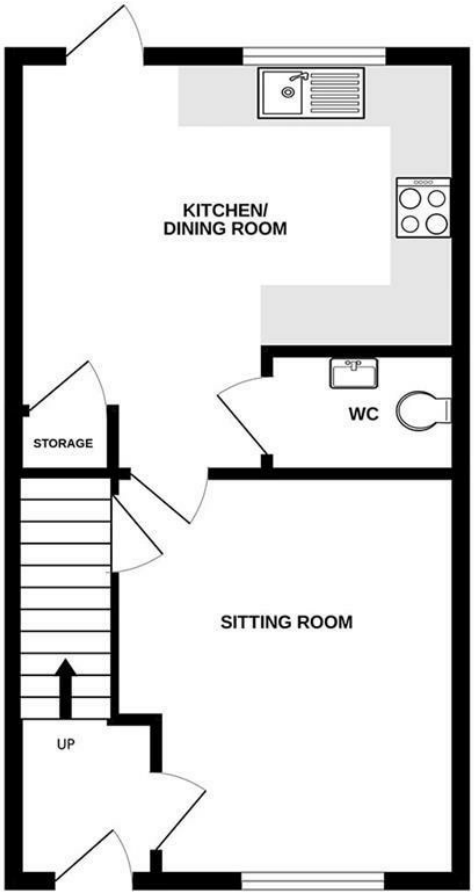
The monthly charges payable to Home Group are as follows;

- Rent is £399.86 per month
- Management Charge is £2.08
- Insurance Charge is £23.82

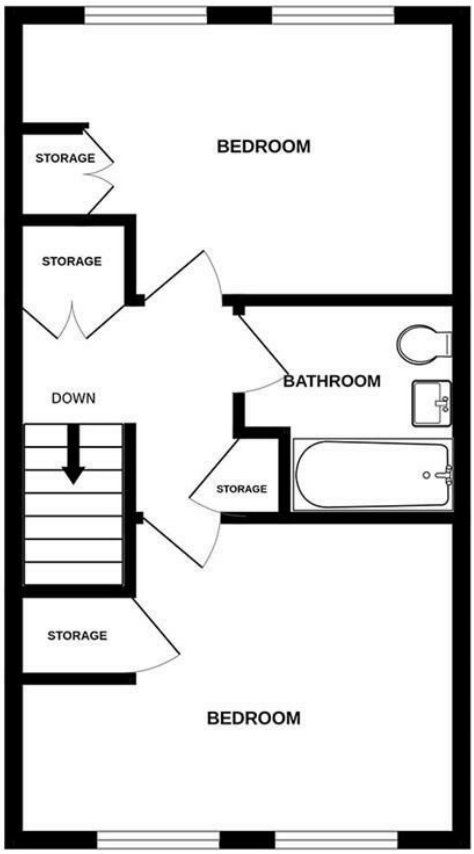
The total is £425.76 per month.

Disclaimer
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.
We have not carried out a survey, nor tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor.
MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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