



Cappell Lane, Stanstead Abbotts, SG12 8BU

£325,000 Freehold



pc.
PETER CUFFARO
ESTATE AGENTS



Cappell Lane

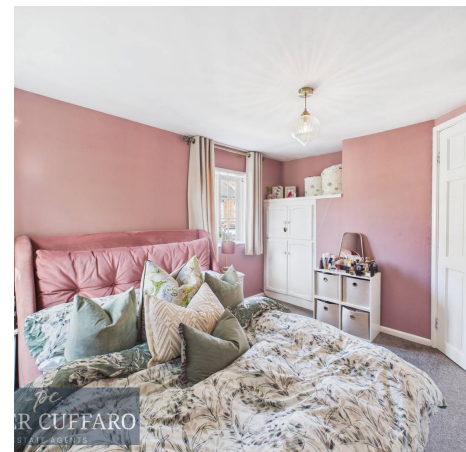
Stanstead Abbots, SG12 8BU

Charming Grade II listed one-bedroom Georgian cottage in Stanstead Abbots. Period features, modern kitchen and bathroom, close to shops, garden, and station. Ideal for commuters or investors.

Council Tax band: B

Tenure: Freehold

- A Charming One Bedroom, Georgian Cottage with Character, Convenience & Investment Appeal
- Grade II Listed
- Spacious Living Room
- Kitchen
- Double Bedroom
- Modern bathroom
- Charming garden area
- Walking Distance To Stanstead Abbots High Street
- Walking Distance to St. Margarets Train Station Serving London Liverpool Street
- Easy Access To Major Roads Including, A10, M25, A414 And M11



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Living Room

12' 0" x 11' 4" (3.66m x 3.46m)

Kitchen

12' 0" x 5' 7" (3.66m x 1.70m)

Landing

4' 2" x 3' 1" (1.28m x 0.95m)

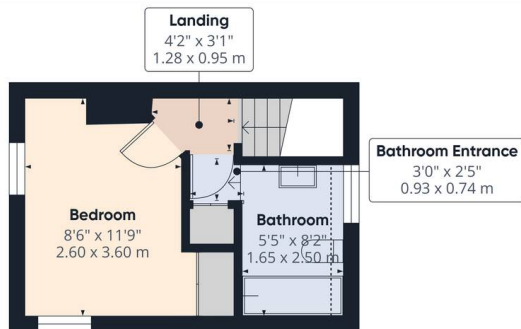
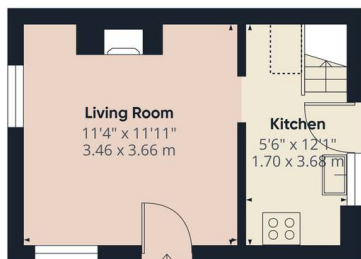
Bedroom

11' 10" x 8' 6" (3.60m x 2.60m)

Bathroom

8' 2" x 5' 5" (2.50m x 1.65m)





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Approximate total area⁽¹⁾

374 ft²34.6 m²

Reduced headroom

9 ft²0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales

EU Directive 2002/91/EC



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