

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## River Meads

St Margarets, SG12 8EL

Asking Price £169,995



Council Tax: B



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Asking Price £169,995



## ENTRANCE HALL

8'6" x 6'3" (2.59 x 1.90)

Entrance into hallway with sleeping area to right hand side. Carpet flooring, painted walls, fuse boxes and loft access;

## BATHROOM

6'0" x 5'8" (1.83 x 1.73)

Modern white Bathroom suite comprising low level WC, wash basin and panel bath with shower over. Window to rear aspect. Part tiled and painted walls, carpet tile flooring. Extractor fan and wall heater;

## LIVING ROOM

17'3" x 12'9" (5.26 x 3.89)

laminated flooring, fitted wardrobes, painted walls. windows to dual aspect;

## KITCHEN

8'9" x 5'8" (2.67 x 1.73)

laminated flooring, painted and part tiled walls. Range of matching wood panel effect wall and base units with wood effect roll top work surface, stainless sink and drainer. Space for washing machine and under counter fridge. Built in electric oven and hob with extractor hood over. Separate Breakfast bar;

## LOFT

15'6" x 12'0" (4.72 x 3.66)

Access allowed to boarded loft space housing water tank. Vaulted roof with stand height 8'6"

## OUTSIDE

Well presented communal gardens with access to the River Lea. Allocated parking;

## Agents Note

The property is currently tenanted with a rent of £995 PCM

We are advised by the vendor that the lease has been extended and stands at approximately 152 years

## Mortgage Advice

Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.

Our dedicated advisor can help with all types of mortgages & financial services such as;

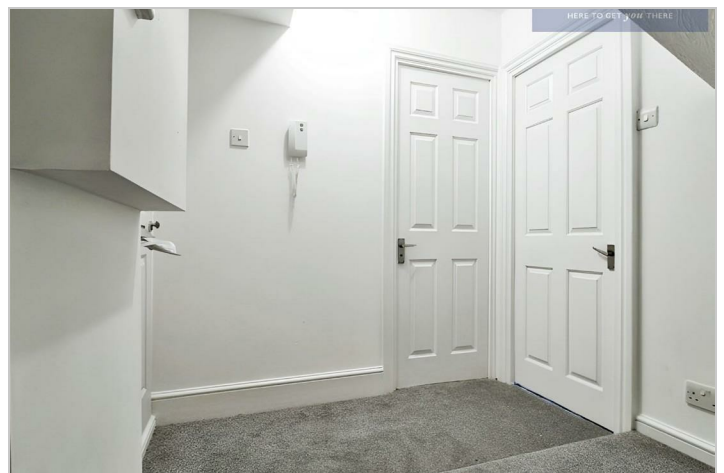
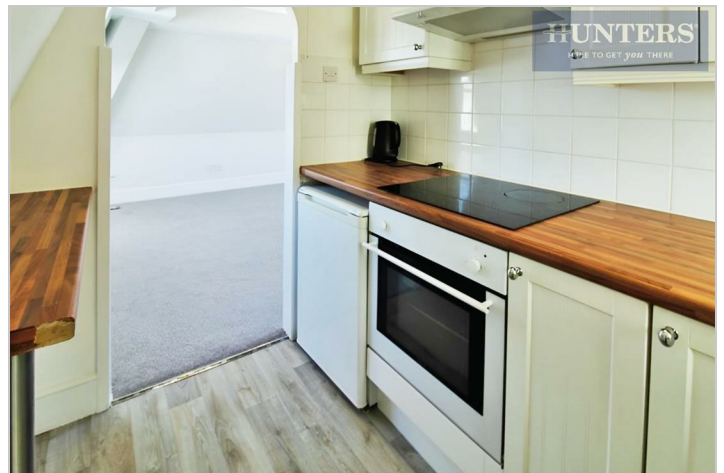
- First time buyers
- Re-mortgages
- Buy to Let
- Life Assurance & Protection

Please feel free to contact us for further details.

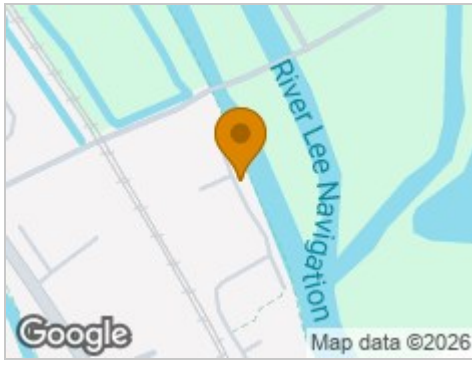
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 813073

- TOP FLOOR
- GREAT FIRST TIME BUY
- CHAIN FREE
- FITTED KITCHEN
- ALLOCATED PARKING SPACE

- EXTENDED LEASE
- ACCESS TO LARGE LOFT SPACE
- WHITE BATHROOM SUITE
- CLOSE TO STATION
- BUY TO LET YIELD 6%



## Road Map



## Hybrid Map

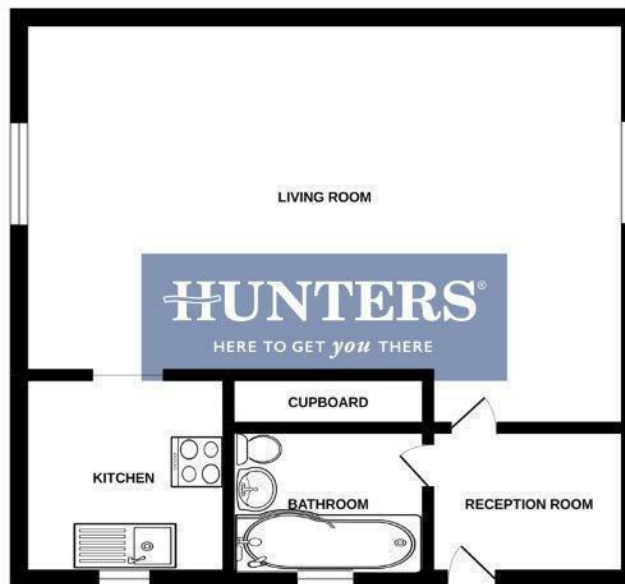


## Terrain Map



## Floor Plan

GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



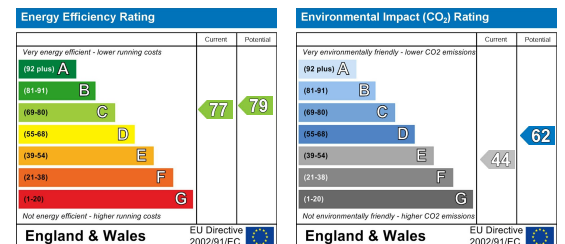
TOTAL FLOOR AREA: 360 sq.ft. (33.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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.  
Made with Metronix CO2i2

## Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.