



Colehills Close, Clavering, CB11 4QY

**CHEFFINS**



## Colehills Close

Clavering,  
CB11 4QY

- Tucked away location
- Refitted kitchen
- Two/three bedrooms
- Off-street parking and garage en bloc
- Private rear garden
- No upward chain

A two/three bedroom home tucked way within a popular residential location. The property offers bright and well proportioned accommodation, together with a private rear garden and a garage en bloc. No upward chain.

3 1 2

**Guide Price £380,000**







## LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor with storage cupboard under, further fitted storage cupboard and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the side aspect. Access to the loft space.

### STUDY/BEDROOM 3

Window to the front aspect.

### KITCHEN

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, electric oven, four ring electric hob, space for fridge and plumbing for washing machine. Window to the front aspect.

### LIVING/DINING ROOM

Feature fireplace with electric fire (there is potential to open the fireplace to accommodate a wood burner or open fire if required), window to the side aspect and two

sets of glazed French doors to the rear aspect; one opening to the garden and the other opening to:

### CONSERVATORY

Windows to the side and rear aspects and glazed door opening to the garden.

## FIRST FLOOR

### LANDING

Velux window providing a good degree of natural light, doors to adjoining rooms and built-in airing cupboard.

### BEDROOM 1

Velux window.

### BEDROOM 2

Velux window and access to the loft space.

### BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment, fitted storage cupboard and obscure glazed window to the front aspect.

## OUTSIDE

The front garden has a central lawn with shrub beds bordering. There is gated access to the rear garden which is predominantly laid to lawn with mature beds bordering, a paved terrace for al fresco entertaining and timber shed.

## GARAGE

En bloc garage with up and over door. In addition to the garage, there is a parking space to the front of the property.

## VIEWINGS

By appointment through the Agents.









## Approximate Gross Internal Area 1019 sq ft - 95 sq m

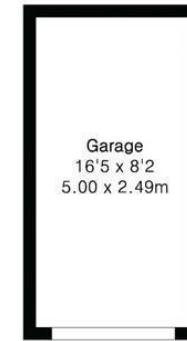
Ground Floor Area 602 sq ft – 56 sq m

First Floor Area 417 sq ft – 39 sq m

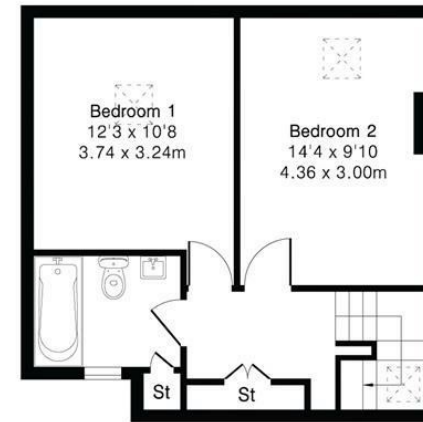
Garage Area 134 sq ft – 12 sq m



Ground Floor



Garage



First Floor

| Energy Efficiency Rating                    |         |           |  |
|---------------------------------------------|---------|-----------|--|
|                                             | Current | Potential |  |
| Very energy efficient - lower running costs |         |           |  |
| (92 plus) A                                 |         | 75        |  |
| (81-91) B                                   |         |           |  |
| (69-80) C                                   |         |           |  |
| (55-68) D                                   |         |           |  |
| (39-54) E                                   |         |           |  |
| (21-38) F                                   | 49      | 20        |  |
| (1-10) G                                    |         |           |  |
| Not energy efficient - higher running costs |         |           |  |
| England & Wales                             |         |           |  |
| EU Directive 2002/91/EC                     |         |           |  |

Guide Price £380,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Uttlesford

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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