

Established 1986

Independent Estate Agents and Valuers



13, London Road, Sawbridgeworth, Hertfordshire, CM21 9EH

Guide price £200,000

CASH BUYERS ONLY.

Charming Victorian mid terraced cottage which requires complete modernisation and refurbishment. The accommodation comprises: Lounge with open fireplace, kitchen and two bedrooms. N.B. There is no bathroom in the property and the toilet is located in an outhouse in a courtyard to the rear of the house.

The rear garden is approximately 125' from the rear of the outhouse to the rear boundary. The side boundaries are less clearly defined as the gardens of these cottages have been open plan for many years. The assumption is that the garden will be the width of the cottage.

Although there is no off-road parking with this property it is possible to park in nearby Springhall Road, on a first come, first served basis.

The property is located close to the village centre which offers a good range of local shops and restaurants. The railway station which is on the Cambridge to Liverpool St. line is less than a mile away. EPC Band G.

Front door to

Lounge

11'11" x 10'11" (3.63m x 3.33m)

Open fireplace with Victorian cast iron surround. Adjacent shelving and built-in cupboard housing electric meter. TV and telephone points. Sash window. Door to



Kitchen

11'11" x 8'5" (3.63m x 2.57m)

Enamel sink with cupboard below and adjacent work surface. Heatrae water heater. Further work surface with cupboards and drawers below. Electric cooker point. Stairs to the first floor. Casement window. Door to the rear courtyard.



First Floor Landing

Doors to bedrooms.

Bedroom One

11' x 12' max (3.35m x 3.66m max)

Fireplace which is currently sealed. Sash window. Telephone point. Small built-in wardrobe cupboard.



Bedroom Two

9'3" x 8'7" (2.82m x 2.62m)

Overstairs storage cupboard. Casement window.



Rear Courtyard

Access via pedestrian right of way which runs to the right hand side of number 15 London Road.

Outside light

Outhouse

10' x 7' (3.05m x 2.13m)

Light and power connected although not working at time of inspection.

Corrugated tin roof. Outside WC with electric heater.



Rear Garden

Measures approximately 125' from the rear of the outhouse to the rear boundary.
The garden is mainly overgrown with grass, several shrubs and a yew tree.



Front Garden

Approximately 50' in length.
Lawn area. Pathway. Outside light. Flower bed.

Parking Arrangements

There is no off-road parking with this property.
It may be possible to create an off-road space in the front garden.
It is also possible to park in nearby Springhall Road which is on a first come, first served basis.

FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

RELOCATION AGENT NETWORK

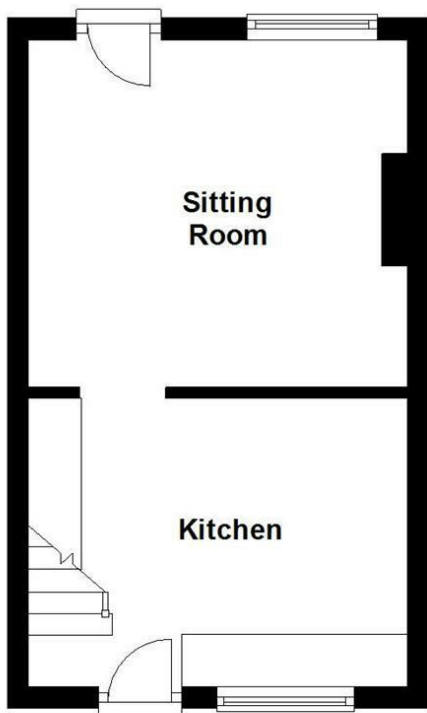
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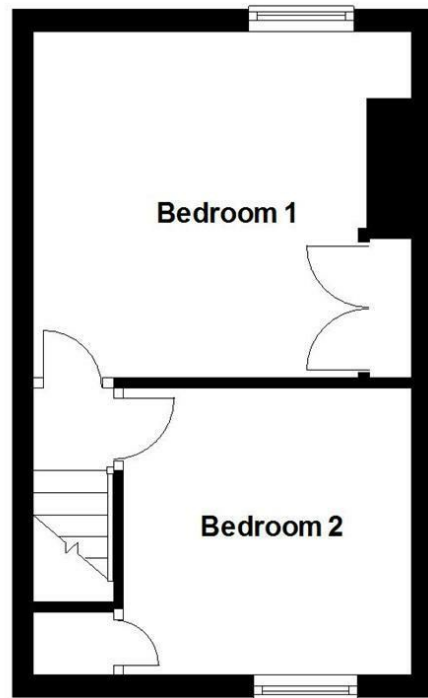
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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



First Floor



APPROX GROSS INTERNAL FLOOR AREA 475 SQFT
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**