



7 Mailers Lane, Manuden, Bishop's Stortford,  
CM23 1DP

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Asking Price: £400,000  
Freehold



**Intercounty**  
Estate and Letting Agents



Located in the village of Manuden is this versatile bungalow on a slightly elevated plot with gradual steps up to the front door. The accommodation comprises a good size kitchen living/dining room, shower room, cloakroom, bathroom, main bedroom with dressing room and door to garden, one further double bedroom and a third bedroom/home office. There are also paddle stairs leading to the useful loft space with further storage.

Outside is a wraparound garden with an attractive front garden plus small pond and brick paved off road parking.

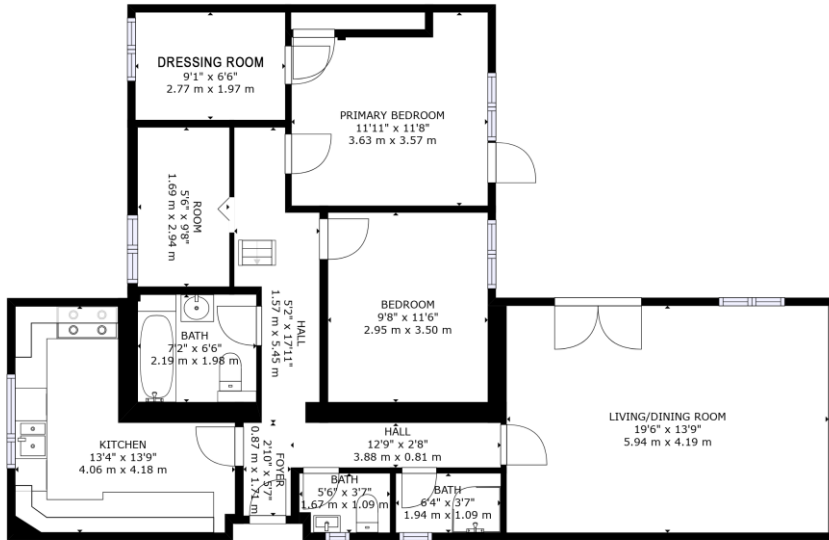
Council Tax Band C. EPC Rating E.



No Onward Chain  
Versatile 3 Bedroom Bungalow  
Bathroom and Shower Room  
Useful Loft Space  
Driveway Parking  
Front & Rear Gardens  
Potential Rental Income £1100PCM

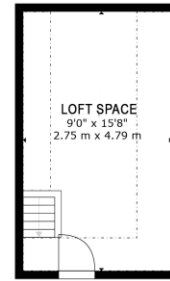
#### ADDITIONAL INFORMATION

The village of Manuden is situated 3.5 miles North of the market town of Bishop's Stortford. Part of the village is a designated conservation area with several listed buildings. There are many active organisations, including a local history society, junior football and cricket clubs and there is a primary school in the village. Bishops Stortford offers additional schooling, many shops, market days, leisure facilities and a variety of bars and restaurants.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 1050 sq. ft, 98 m<sup>2</sup>; FLOOR 2: 76 sq. ft, 7 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 65 sq. ft, 6 m<sup>2</sup>  
 TOTAL: 1127 sq. ft, 105 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



- Foyer** 5'7" x 2'10" (1.7m x 0.86m)
- Hall** 12'9" x 2'8" (3.89m x 0.81m)
- Cloakroom** 5'6" x 3'7" (1.68m x 1.1m)
- Shower Room** 6'4" x 3'7" (1.93m x 1.1m)
- Living/Dining Room** 19'6" x 13'9" (5.94m x 4.2m)
- Hall** 17'11" x 5'2" (5.46m x 1.57m)
- Kitchen** 13'9" x 13'4" (4.2m x 4.06m)
- Bathroom** 7'2" x 6'6" (2.18m x 1.98m)
- Bedroom** 11'6" x 9'8" (3.5m x 2.95m)
- Bedroom/Office** 9'8" x 5'6" (2.95m x 1.68m)
- Bedroom** 11'11" x 11'8" (3.63m x 3.56m)
- Dressing Room** 9'1" x 6'6" (2.77m x 1.98m)
- Loft space** 15'8" x 9' (4.78m x 2.74m)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

**FOR MORE DETAILS CONTACT**

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