

61 Roseacres, Takeley, Bishop's Stortford, Essex, CM22 6QZ

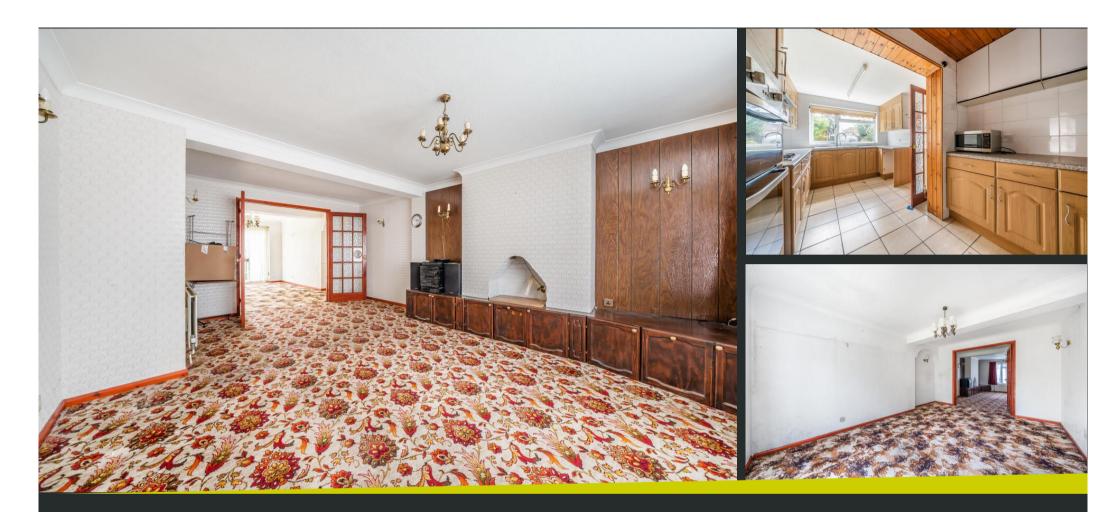
www.intercounty.co.uk





Asking Price: £425,000 Freehold

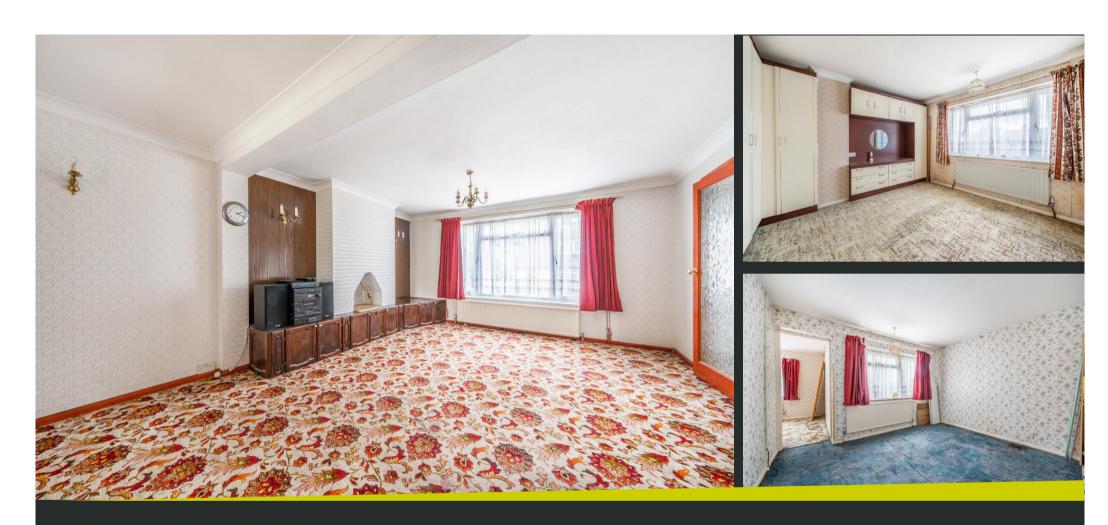




An extended four-bedroom semi-detached family home requiring some refurbishment. The property is located in the popular village of Takeley, close to the busy market town of Bishop's Stortford. The spacious internal accommodation comprises an entrance hallway with ground floor cloakroom, lounge, separate dining room with patio doors out to the rear garden, fitted kitchen with utility area and side doorway. On the first floor there four bedrooms (one of which is interconnecting but can easily be reconfigured) and a family bathroom.

Externally are generous gardens to the front and rear, large, detached workshop and driveway parking and carport to side. Offered as vacant possession and no onward chain.

Council Tax Band D. EPC Band D.



Four Bedroom House
Two Reception Rooms
Requires Some Refurbishment
Off Road Parking
Chain Free
Potential Rental Income £1600 PCM
Council Tax Band D
EPC Band D

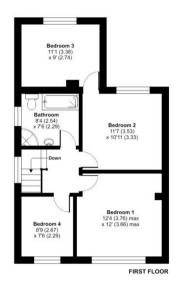
## **ADDITIONAL INFORMATION**

The village of Takeley lies between Bishop's Stortford and Great Dunmow, which provide further shops, leisure facilities and schooling. Situated conveniently for Stansted Airport, Takeley offers its own amenities including a village store, chemist and takeaways, plus primary and preparatory schools. It adjoins the Flitch Way, a favourite with cyclists and horse riders and provides lovely walks.

## Roseacres, Takeley, Bishop's Stortford, CM22

Approximate Area = 1261 sq ft / 117.1 sq m Workshop = 174 sq ft / 16.2 sq m Total = 1435 sq ft / 133.3 sq m For identification only - Not to scale





GROUND FLOOR

**Reception Room** 18'5" x 13'3" (5.61m x 4.04m)

**Dining Room** 14'8" x 11' (4.47m x 3.35m)

**Kitchen** 17'6" x 8'9" (5.33m x 2.67m)

First Floor

**Bedroom 1** 12'4" x 12' (3.76m x 3.66m)

**Bedroom 2** 11'7" x 10'11" (3.53m x 3.33m)

**Bedroom 3** 11'1" x 9' (3.38m x 2.74m)

**Bedroom 4** 8'9" x 7'6" (2.67m x 2.29m)

**Bathroom** 8'4" x 7'6" (2.54m x 2.29m)

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

21 North Street, Bishop's Stortford, Hertfordshire, CM23 2LD

T: 01279 757250 | W: www.intercounty.co.uk

