



28 Nursery Fields, Sawbridgeworth,
Hertfordshire, CM21 0DH

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Asking Price: £350,000
Freehold



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A well-presented, two-bedroom, mid terrace family home. situated in a quiet cul-de-sac in Sawbridgeworth with easy access to local schooling, train station and high street. The property offers an entrance hall, good sized lounge, kitchen and dining room. On the first floor are two bedrooms and a family bathroom.

Outside to the front is driveway parking for at least one car, whilst to the rear is a sunny west facing garden with a paved patio area ideal for entertaining.

Council Tax Band C. EPC Rating C.



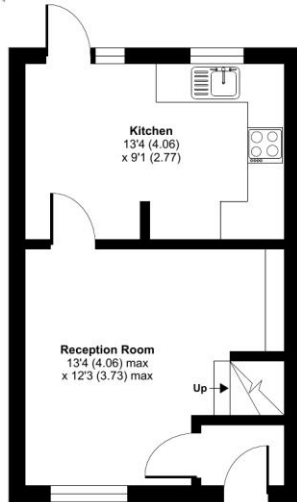
Two Bedroom Mid Terrace Family Home
Situating in a Quiet Cul-De-Sac
Kitchen & Dining Room
Sunny West Facing Garden
Driveway Parking
Potential Rental Income £1300pcm
Council Tax Band C
EPC Rating C

ADDITIONAL INFORMATION

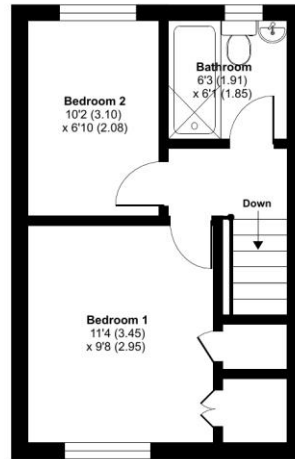
Situating on the Herts/Essex border with rail links to Liverpool Street and within a few miles of M11 and Stansted Airport, the historic village of Sawbridgeworth has some wonderful architecture dating back to the Tudor and Georgian periods and much of the centre is a conservation area. There is well regarded schooling, a leisure centre, many sports clubs, societies and groups and the village enjoys a community atmosphere.

Nursery Fields, Sawbridgeworth, CM21

Approximate Area = 594 sq ft / 55.1 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Intercounty Estate Agents. REF: 1007903



Reception Room 13'4" x 12'3" (4.06m x 3.73m)

Kitchen 13'4" x 9'1" (4.06m x 2.77m)

First Floor

Bedroom 1 11'4" x 9'8" (3.45m x 2.95m)

Bedroom 2 10'2" x 6'10" (3.1m x 2.08m)

Bathroom 6'3" x 6'1" (1.9m x 1.85m)

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.

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FOR MORE DETAILS CONTACT

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