



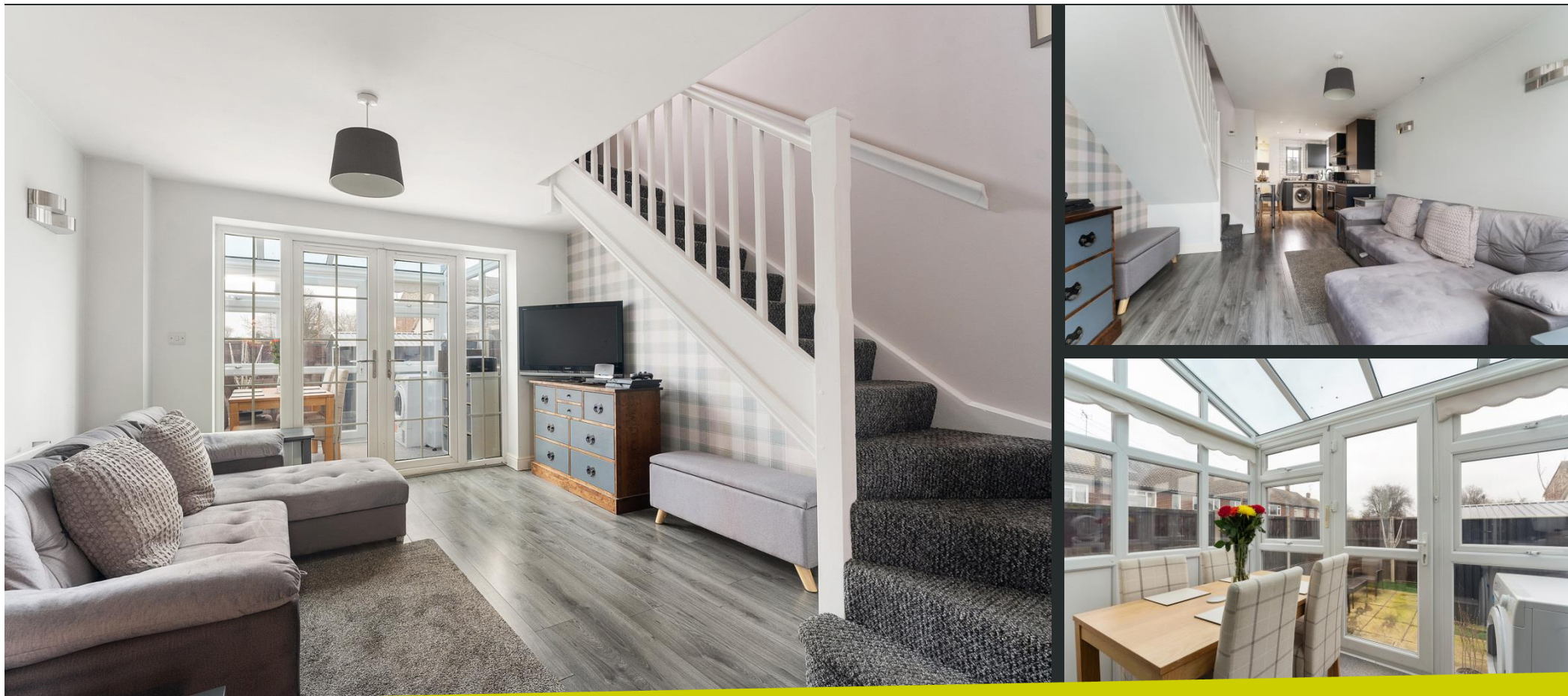
39 The Plashets, Sheering, CM22 7NN

www.intercounty.co.uk

Offers over: £300,000
Freehold



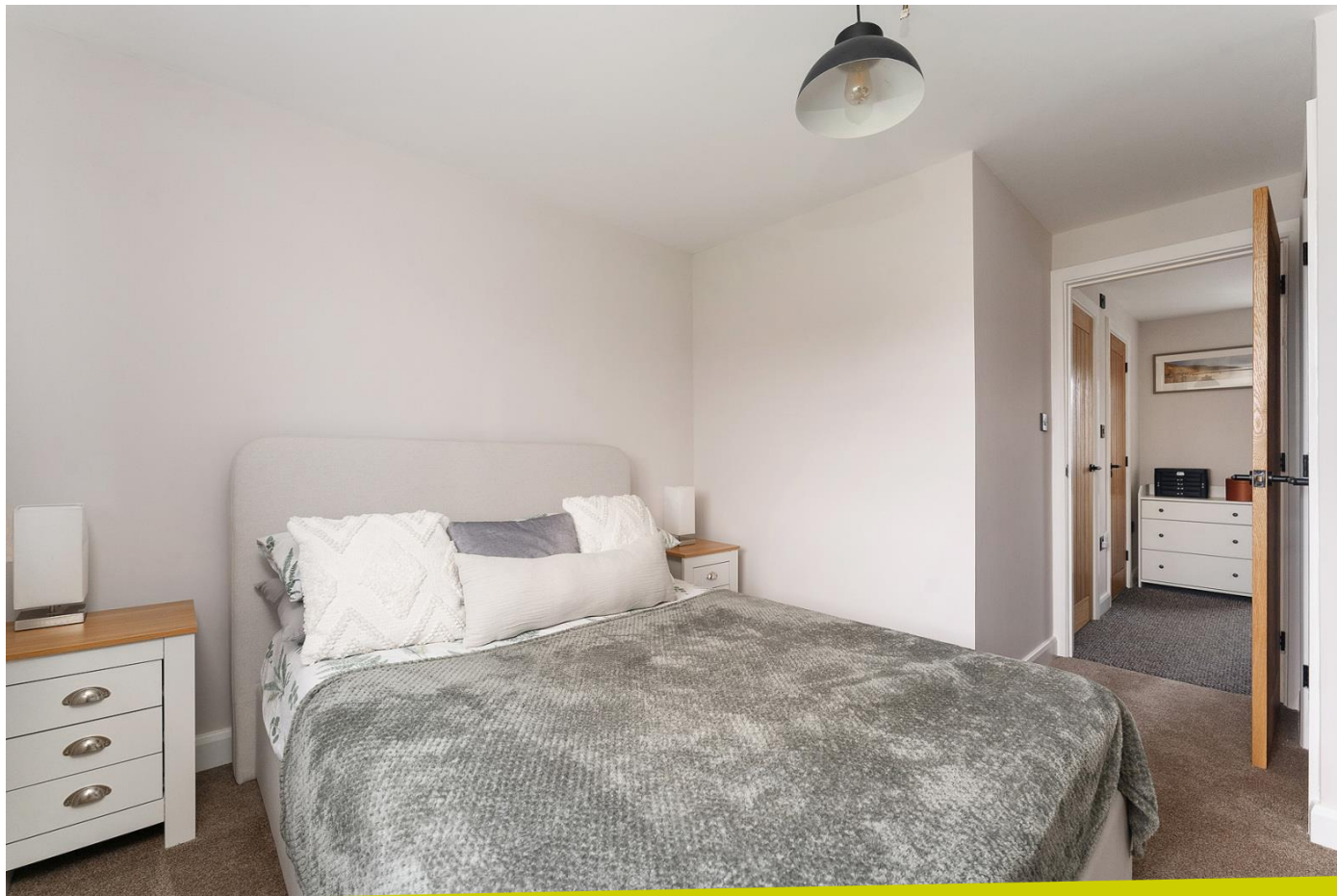
Intercounty
Estate and Letting Agents



A rarely available two-bedroom, end of terrace property in the picturesque village of Sheering. The property is well-presented throughout and benefits from open plan, modern accommodation to the ground floor with the addition of a WC and a conservatory. The first floor offers two bedrooms and a modern bathroom.

Externally, there is a private rear garden and a driveway with parking for one car.

Council Tax Band C. EPC Rating C.



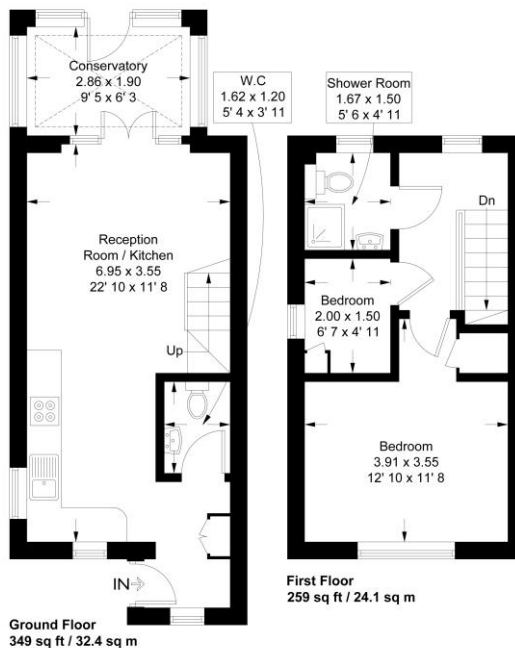
Two Bedroom House
End of Terrace
Conservatory
Ground Floor WC
Off Road Parking
Potential Rental Income £1350 PCM
Council Tax Band C
EPC Rating C

ADDITIONAL INFORMATION

The village of Sheering lies 2.8 miles from Harlow and 4.5 miles from Bishops Stortford, both which offer extensive shopping, transport and leisure facilities, plus a good choice of cafes, bars and restaurants. The village itself consists of approximately 350 houses and provides a pub, pre-school and primary schooling, hairdressers, sandwich shop and a general store with post office. Bus services connect to Harlow and Chelmsford.

The Plashets

Approximate Gross Internal Area = 608 sq ft / 56.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Intercounty

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

1 Bell Street, Sawbridgeworth, Hertfordshire, CM21 9AR

T: 01279 600333 | W: www.intercounty.co.uk

Intercounty
Estate and Letting Agents