

Plot 3, Edale, Stortford Fields, Hadham Road, Bishop's Stortford, Herts, CM23 2QB

Asking Price: £335,000 Freehold







Kitchen/Living/Dining Area 17'7" x 12'6" (5.36m x 3.8m) Bedroom 12'7" x 10'5" (3.84m x 3.18m) Bedroom 9'11" x 8'1" (3.02m x 2.46m)

Our coach house offers a versatile layout to suit individuals, couples or young families. The private entrance hallway leads upstairs to the first floor accommodation, which includes an openplan kitchen/living/dining area, providing ample space for everyday living and socialising. Also located off the landing is bedroom 1 with an en suite shower room, a double guest bedroom and a main bathroom, while a garage can be found downstairs.

The homes on this contemporary development have been perfectly designed with a mixture of finishes to bring a modern outlook to the community. With feature homes situated on street corners, the development is easy to navigate and find your way around. You'll find plenty of walking and jogging routes in the immediate area. Pictures are for representation only.

2 Bedroom Coach House Open Plan Living Accommodation Ensuite & Bathroom Garage £239.97 Service Charge

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 plus VAT (£72 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

Unit 1, Birchanger Industrial Estate, Bishop's Stortford,

Hertfordshire, CM23 2TH

