



11 New Street, Sawbridgeworth,
Hertfordshire, CM21 9BA

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Asking Price: £550,000
Freehold



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A rare opportunity to purchase this three bedroom link detached house that offers excellent potential to extend (STPP). The property has been in the same ownership for the past 62 years and requires modernisation throughout. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, conservatory and workshop. The first floor benefits from two double bedrooms, a single bedroom, bathroom and separate wc. Externally the property sits on a good sized plot with a private rear garden, side garden, single garage and driveway parking.

The property is superbly located being in the town centre and within a short walk to schooling and the mainline train station. A further benefit is that the property is sold chain free.

Council Tax Band E. EPC Band D.



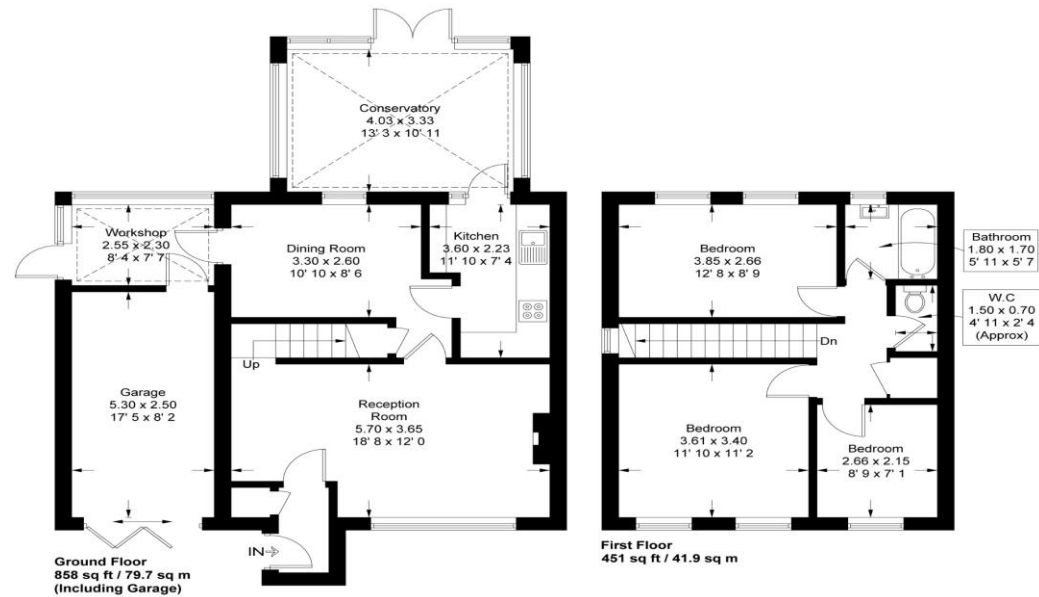
3 Bedroom Link Detached House
Potential to Extend STPP
Requires Modernisation
Good Size Plot
Parking & Garage
No Chain
Council Tax Band E & EPC Band D

ADDITIONAL INFORMATION

Situated 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.

New Street

Approximate Gross Internal Area = 1309 sq ft / 121.6 sq m
(Including Garage)



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.

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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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