

Freehold £350,000

April Place, Sawbridgeworth, Hertfordshire CM21 9DJ



- Two Storey, Two Bedroom, End of Terrace House
- Good-Sized Kitchen
- Modern Double Glazing and Gas Central Heating
- Parking Space
- Approx. 862 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- South Facing Rear Garden
- Walking Distance to Town Centre/Station

## GENERAL DESCRIPTION

This smartly-presented property forms one end of a short, three-house terrace and has an attractive kitchen at the front, a ground-floor WC and a spacious reception room at the rear. A door leads out to a south-facing garden with patio and lawn. On the first floor of the house are two good-sized double bedrooms and a stylish, naturally-lit bathroom. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. Sawbridgeworth town centre and the railway station are within comfortable walking distance. The property comes with use of an allocated parking space and the local roads provide easy access to Harlow and Bishop's Stortford as well as connecting to the M11, if travelling further afield.

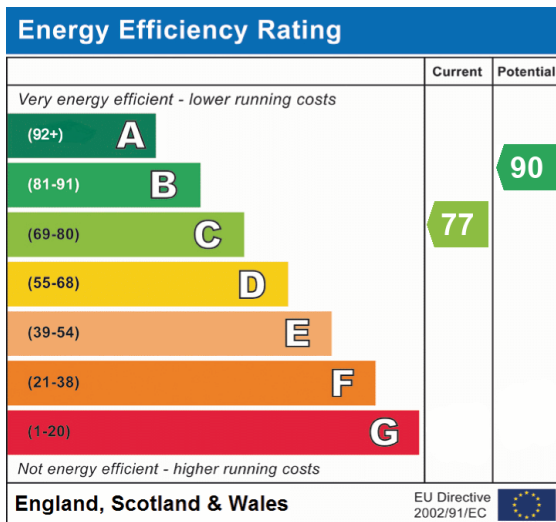
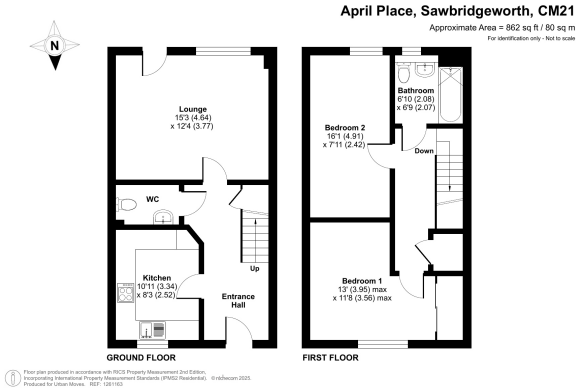
**Tenure:** Freehold.

**Estate Charge:** £27.83 per month (subject to annual review).

**Council Tax:** Band D, East Hertfordshire District Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

10' 11" x 8' 3" (3.33m x 2.51m)

#### W.C.

#### Lounge

15' 3" x 12' 4" (4.65m x 3.76m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

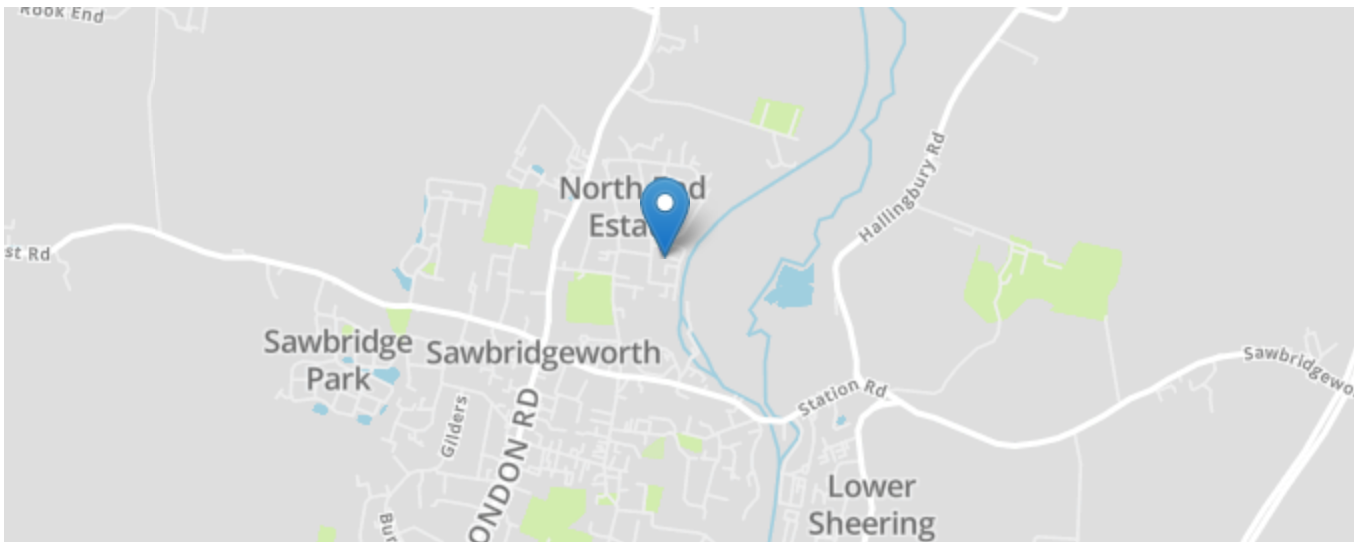
13' 0" x 11' 8" max. (3.96m x 3.56m)

#### Bedroom 2

16' 1" x 7' 11" (4.90m x 2.41m)

#### Bathroom

6' 10" max. x 6' 9" max. (2.08m x 2.06m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.