



## Station Road, Sawbridgeworth, CM21 9QN

OFFERS IN EXCESS OF £275,000. Geoffrey Matthew Estates are pleased to offer this two bedroom, end of terrace cottage style, freehold house which has just been redecorated throughout, in the popular and sought after area of Barn Court in Sawbridgeworth. Benefiting from an allocated parking bay, the property is ideally located for access to the local amenities and train station.

Being offered CHAIN FREE, Early viewings are highly recommended!

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# Station Road, Sawbridgeworth, CM21 9QN



- Two Bedrooms
- Allocated Parking
- Redecorated throughout
- End Of Terrace
- CHAIN FREE
- Close to local shops
- Freehold
- Ideally Located For Train Station

## Accommodation Comprises:

### Lounge Diner

15'5 x 14'1 (4.70m x 4.29m)

### Kitchen

9'1 x 12'1 (2.77m x 3.68m)

### First Floor Landing

6'6 x 3'1 (1.98m x 0.94m)

### Bedroom One

11'7 x 12'2 (3.53m x 3.71m)

### Bedroom Two

9'1 x 5'10 (2.77m x 1.78m)

### Bathroom

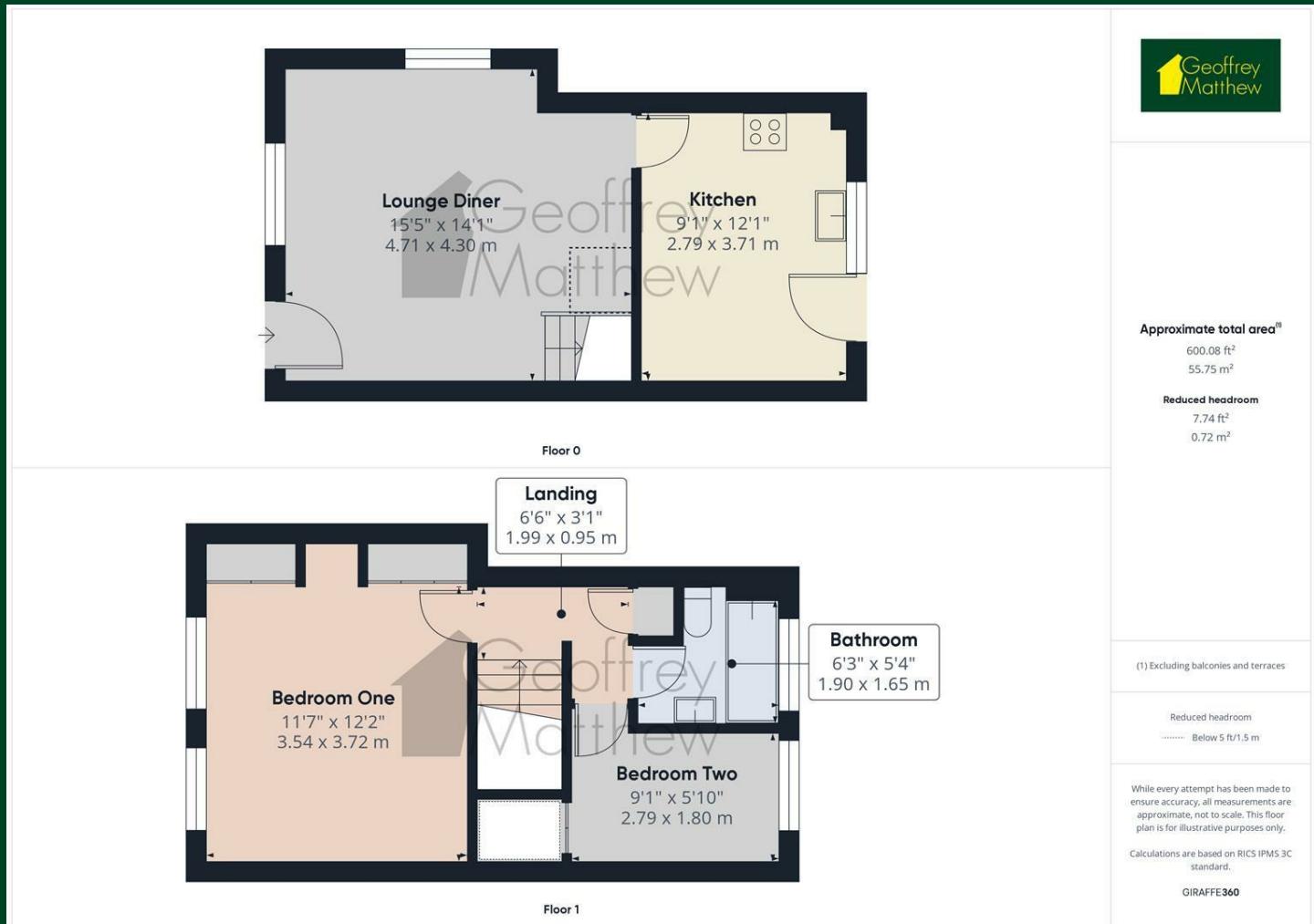
6'3 x 5'4 (1.91m x 1.63m)



Directions



# Floor Plan



## Council Tax Details

East Herts Band C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		86	
(81-91) B		68	
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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