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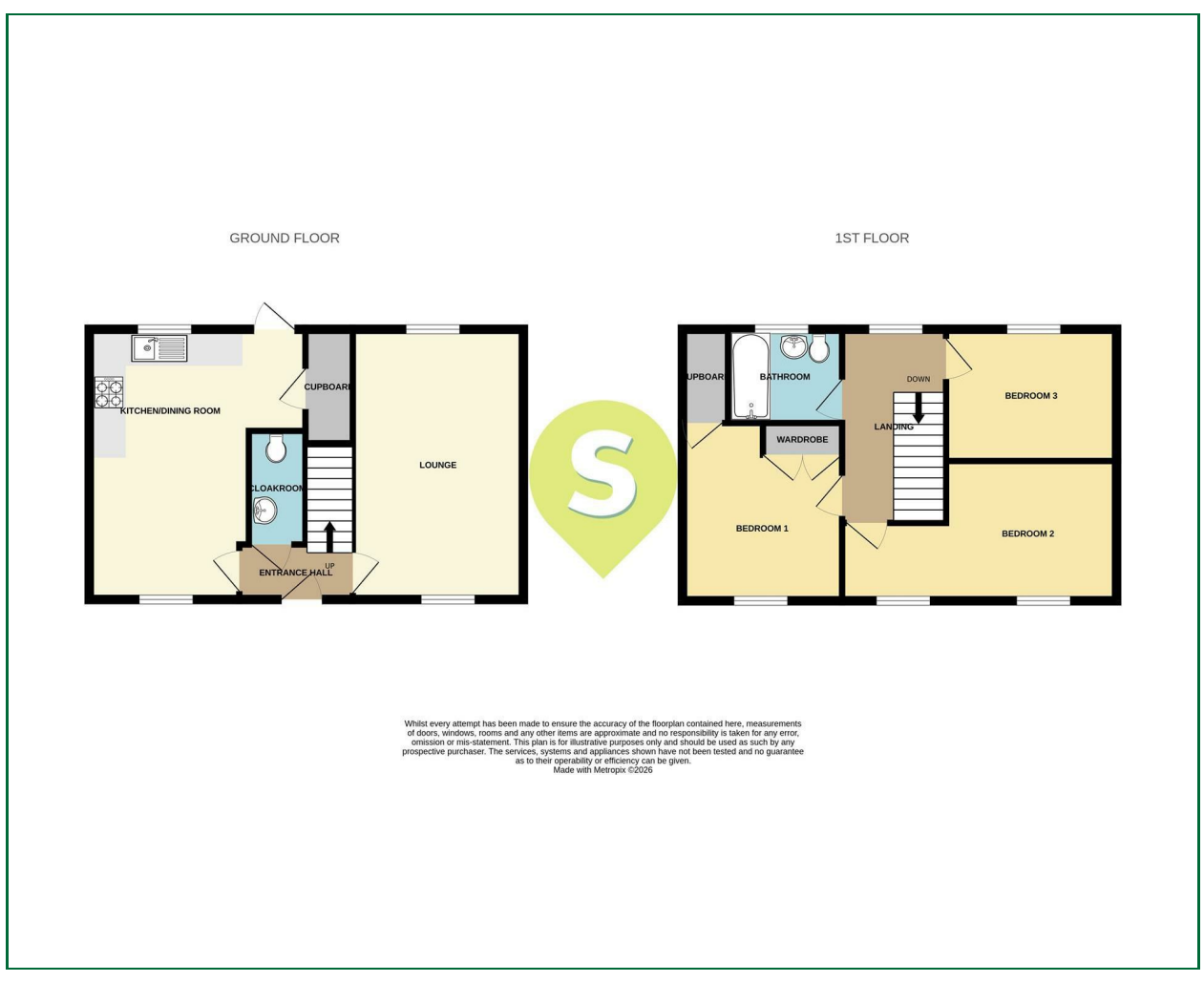
Fairfield | Herts

£395,000

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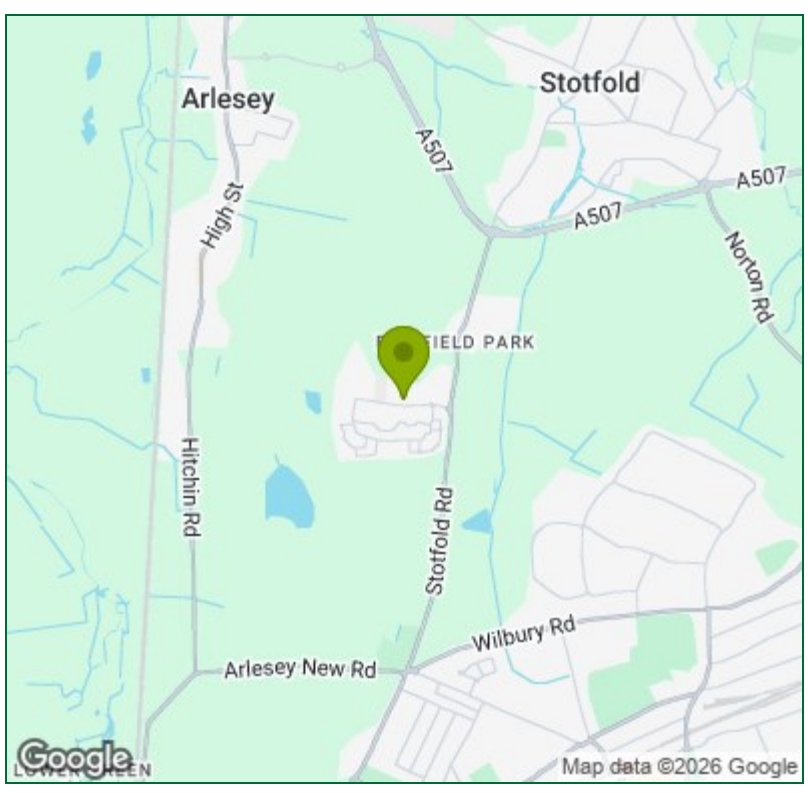


Floor Plan

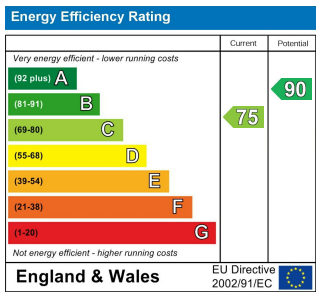


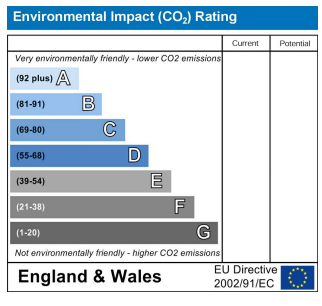
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph





Viewing

Please contact our Shefford Office on 01462 814087
if you wish to arrange a viewing appointment for this property or require further information.

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.

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Tel: 01462 814087 Email: enquiries@sheridans-estates.com https://www.sheridans-estates.com

Entrance Hall
Entrance door, stairs leading to first floor, radiator.

Cloakroom
White suite comprising of low level w.c, pedestal wash hand basin, tiled floor, radiator.

Kitchen/Dining Room
16'8" x 13'3"
Dual aspect room with windows to front and rear, kitchen fitted with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, integrated oven with gas hob and extractor hood over, integrated dishwasher and washing machine, tiled splash back, tiled floor, radiator, large under stairs storage cupboard, rear door to garden.

Living Room
16'8" x 10'9"
Dual aspect room with windows to front and rear, wood effect flooring, two radiators.

Landing
Access to loft space, window to rear, radiator.

Bedroom One
10'11" x 9'10"
Window to front, radiator, large walk in wardrobe, fitted double wardrobe.

Bedroom Two
17'0" x 8'8"
Two windows to front, two radiators.







Bedroom Three
12'9" x 7'8"
Window to rear, radiator.

Bathroom
White suite comprising of panel enclosed bath with wall mounted shower, pedestal wash hand basin, low level w.c, part tiled walls, radiator, window to rear.

Front Garden
Path leading to front door, rest laid to ornamental slate chippings enclosed by railings.

Rear Garden
Paved patio area with path leading to rear of garden, rest laid mainly to lawn.

Parking
Allocated parking space for one car.

Garage
Up and over door.

Agents Notes

Freehold.
Council Tax Band D.
Being sold with no upward chain subject to vacant possession.
Annual service charge fee. £145.39 paid 6 monthly.





