



FORTUNE & COATES

The People's Estate Agent

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38 Cambridge Road, Sawbridgeworth, CM21 9BU

£250,000

Fortune & Coates are delighted to welcome to the market this beautifully refurbished three-bedroom first floor apartment situated in the highly sought after location of Cambridge Road, Sawbridgeworth.

Upon entering, you are welcomed into a bright entrance hallway providing access to all rooms. The property has been fully refurbished throughout to an excellent standard, creating a modern home ready to move straight into.

The kitchen/dining room is fitted with a stylish range of shaker style wall and base units complemented by generous worktop space, attractive tiled splash back integrated Bosch appliances, offering the perfect space for both everyday cooking and entertaining. There is ample room for a dining table, making it a practical and

Kitchen/dining 17'8" x 11'1" (5.4 x 3.4)

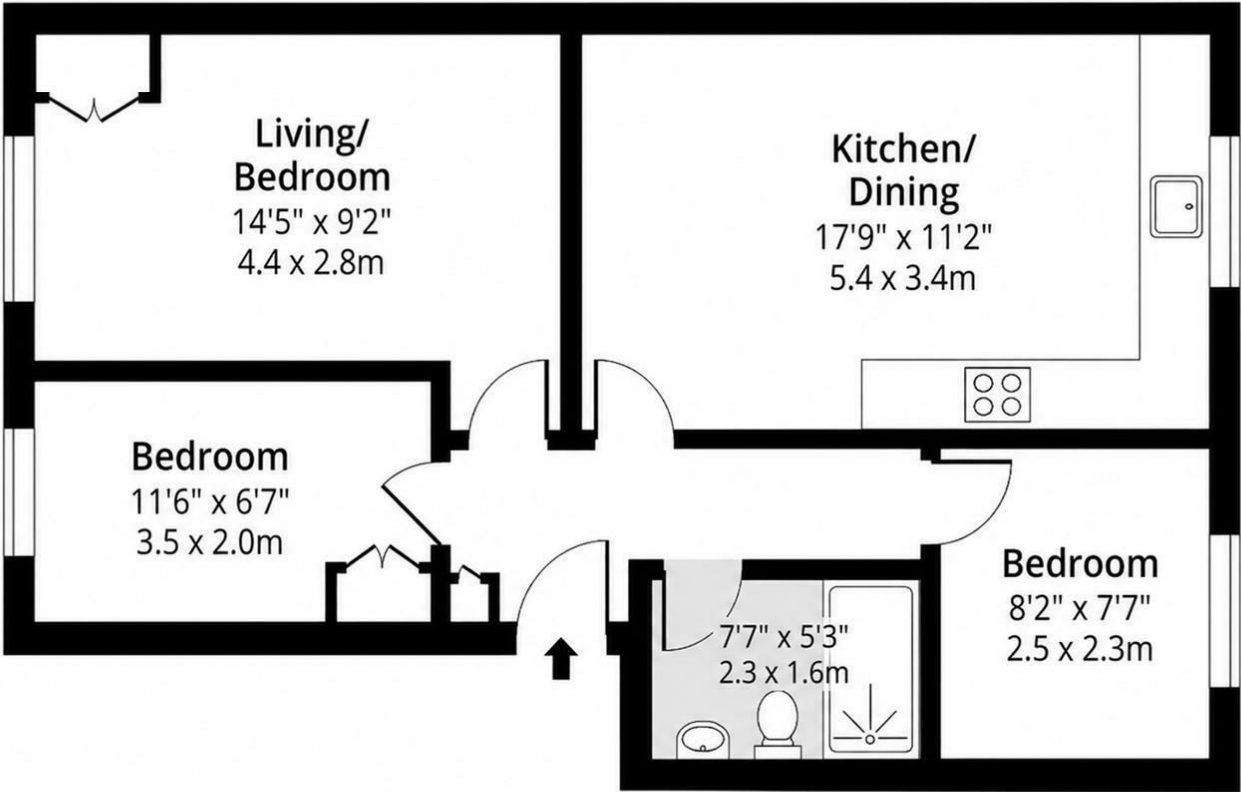
Living/bedroom 14'5" x 9'2" (4.4 x 2.8)

Bedroom 11'5" x 6'6" (3.5 x 2.0)

Office/study 8'2" x 7'6" (2.5 x 2.3)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan



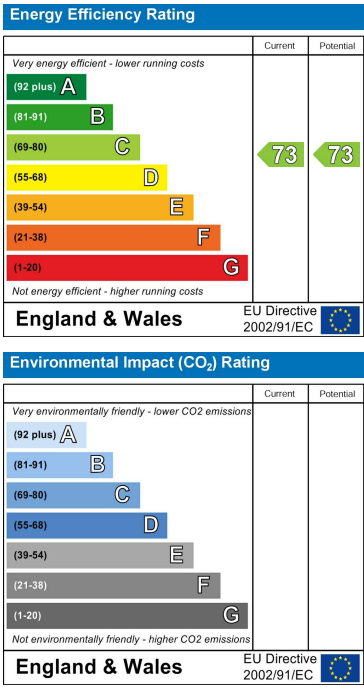
First Floor

Floor Area 606 Sq Ft - 56.30 Sq M

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.