

FREEHOLD



House - Terraced (EPC Rating:)

LADYWELL PROSPECT
SAWBRIDGEWORTH
CM21 9PR
Offers Over
£300,000

- NO ONWARD CHAIN
- 2 BEDROOM TERRACED HOME
- LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM
- WALKING DISTANCE TO TRAIN STATION
- UPVC WINDOWS
- GAS CENTRAL HEATING
- GARDEN WITH STORAGE ROOM
- ALLOCATED PARKING



Fordyce Furnivall
Residential Sales & Letting Agents



2



1



1



2 Bedroom House - Terraced located in Sawbridgeworth

****NO ONWARD CHAIN**** A two bedroom mid-terraced property situated in a popular development just a short walk from the mainline railway station and other local amenities. The accommodation comprises lounge/diner, fully fitted kitchen whilst on the first floor are two bedrooms and a family bathroom. The front lawn has a paved footpath leading to the front door and outside storage shed, the rear 30' garden is laid mainly to lawn with a paved patio area enclosed with a timber fence surround with gated pedestrian access to the allocated parking space. Additional features include UPVC double glazing and gas central heating throughout.

SITUATION

Sawbridgeworth village centre is approximately a ten minutes' walk from the property offering shops for all your day to day needs, schools, restaurants, public houses and the railway station providing a good service to both London Liverpool Street & Cambridge. The busy market town of Bishop's Stortford and the new town of Harlow each enjoy multiple shopping facilities, schooling for all ages and many sports and social facilities and both also have mainline railway stations and access to the M11 and M25 orbital motorway.

GROUND FLOOR

FRONT OUTSIDE STORAGE ROOM

7'8" x 4'11"

Gas and electric meters, power and light connected.

PORCH

Courtesy light, UPVC front door with glazed panels through to:

ENTRANCE LOBBY

Cloaks area, opening through to:

LOUNGE

13'9" x 12'3"

Window to the front aspect, radiator, TV & telephone points, stairs to the first floor, ceiling coving, opening to:

DINING ROOM

9'10" x 6'6"

Radiator, patio doors leading to the rear garden, ceiling coving, opening to:

KITCHEN

9'10" x 6'6"

Range of base and eye level units with complementary work top surfaces over, inset stainless steel sink, tiled splash backs, standalone double oven and hob with extractor over, space &

plumbing for washing machine & dishwasher, space for fridge/freezer, window to rear aspect, wall mounted Valliant gas boiler.

FIRST FLOOR

LANDING

Airing cupboard, access to loft, doors off to:

BEDROOM 1

11'2" x 9'0"

Window to the front aspect, radiator, ceiling coving, build in wardrobe.

BEDROOM 2

10'4" x 7'2"

Window to the rear aspect, radiator, ceiling coving.

BATHROOM

10'4" x 4'11"

Bath with shower over, glazed screen, wash hand basin with vanity cupboard under, low flush WC with concealed cistern, chrome heated towel rail, part tiled walls, frosted window to the rear aspect.

OUTSIDE

GARDENS

Front lawn with paved pathway leading to the front door. The rear 30' garden is laid mainly to lawn with a paved patio area enclosed with a timber fence surround with gated pedestrian access to the allocated parking space.

PARKING

One allocated parking space along with street parking (permit not required).

LOCAL AUTHORITY

Epping District Council

Tax Band: C

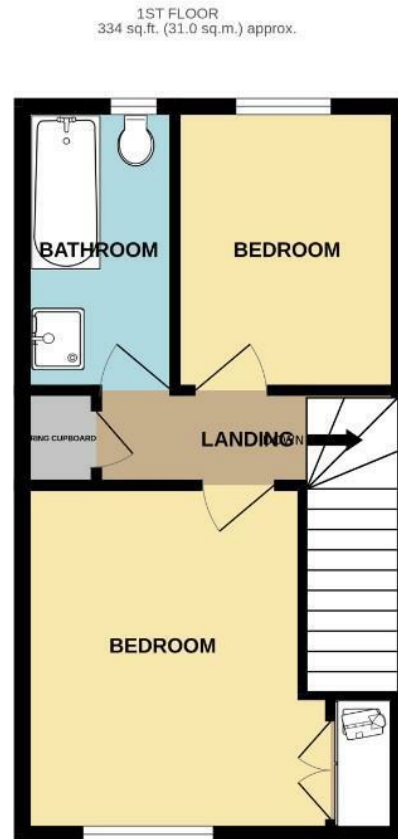
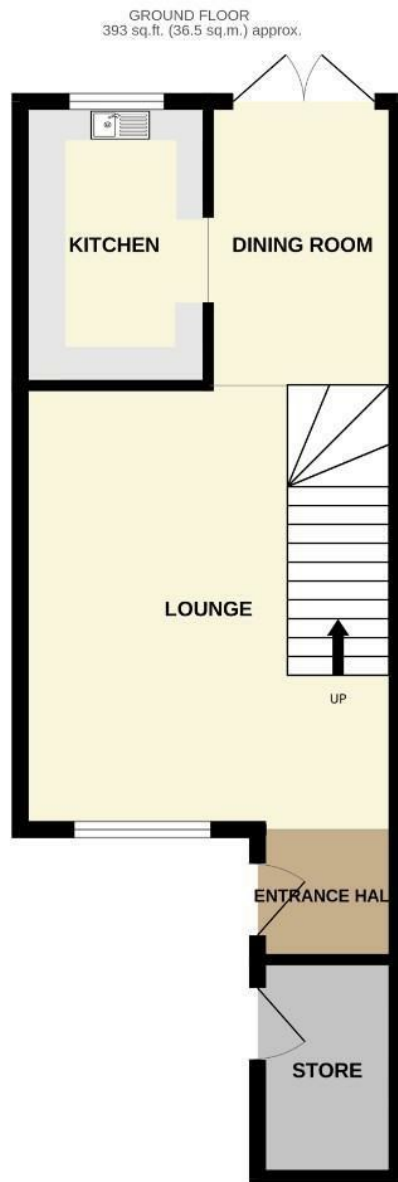
£1,664.97



AGENT'S NOTE

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





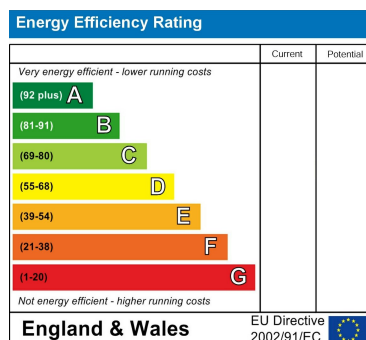
TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

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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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.