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OFFERS IN EXCESS - £425,000
3 WATTS YARD, MANUDEN,
BISHOPS STORTFORD, HERTS.



3 Watts Yard: an immaculately presented and deceptively spacious 3 bedroom, semi detached property. Situated in a secluded location, at the end of a private road in the popular village of Manuden. The accommodation has been recently refurbished and improved by the current owner, fully decorated throughout offering a lovely light living space. Consisting of an entrance porch, living room, kitchen/diner, 2 ground floor bedrooms and downstairs bathroom. Upstairs is a lovely duel aspect master bedroom with new en-suite and dressing room. To the rear of the property is a beautifully maintained and private walled garden and a driveway to the front to provide parking for 2 vehicles.

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Hardwood front door into:

ENTRANCE PORCH:
Stone tiled, wall mounted radiator, double glazed window to front, spotlight and glazed door into:

LIVING ROOM - 16'5 x 11' (5.00m x 3.35m)
Newly carpeted, large light bay window to front, feature fireplace with log burner and tiled hearth, fully fitted storage and wooden shelving, wall mounted radiator, coving to ceiling and wall lights.

HALLWAY:
Carpeted, wall lights, airing cupboard, stairs to first floor. Archway into:

KITCHEN/DINER - 13'10 x 12'1 (4.22m x 3.68m)
A delightful space with floor to ceiling window and doors on two sides, opening onto the garden. Consisting of wood effect laminate flooring, a range of eye and base level hand painted units with complementary solid oak work surfaces and a ceramic sink. Space for oven, space for fridge/freezer, washing machine and dishwasher. A large larder cupboard, splash back tiles, wall lights and inset down lighters.

BEDROOM 2 - 11'1 x 9'11 (3.38m x 3.02m)
Carpeted, large light bay window to front and double glazed window to side, fitted double and single wardrobes, wall mounted radiator and ceiling light point.

BEDROOM 3 - 11 x 8' (3.35m x 2.44m)
Carpeted, double doors opening onto the rear garden, double glazed window to side, wall mounted radiator and ceiling light point.



Living Room

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BATHROOM - 9' x 7'6 (2.74m x 2.29m)
A light and spacious bathroom, with wood effect laminate flooring, panel bath with shower attachment, corner shower cubicle, low flush w.c. and pedestal wash hand basin. Beautiful feature opaque, stain glass window to side, heated towel rail, half tiled surround and inset down lighters.

LANDING AREA:
Newly carpeted, velux window, storage to the eaves, access to newly insulated loft and inset down lighters. Door into:

MASTER BEDROOM - 14'4 x 14'2 (4.37m x 4.32m)
Recently completed beautiful master bedroom suite. Newly carpeted, light and spacious feature ceiling, double glazed windows to rear and side, plus 2 velux windows, storage to the eaves, wall mounted radiator and 2 ceiling light points. Doorway into:

Dressing room - carpeted, clothes rails and storage, velux window and spotlights. Door into:

EN-SUITE:
A large , stylish en-suite, with wood flooring, tiled double shower cubicle, low flush w.c. and inset sink with cupboard under. Double glazed, opaque window to side, heat towel rail, and spotlights. Space to add a bath if required.

OUTSIDE:
To the rear is a beautifully maintained and private walled garden. With paved and shingle area off the back of the property leading to well established plant and shrub beds and laid to lawn space. To the top of the garden is a storage shed and raised decking area, enclosed with red brick walls. Outside lighting, power and tap. Paved side access leads to the front.

Private gravel driveway for 2 vehicles to the front, with further plant borders.





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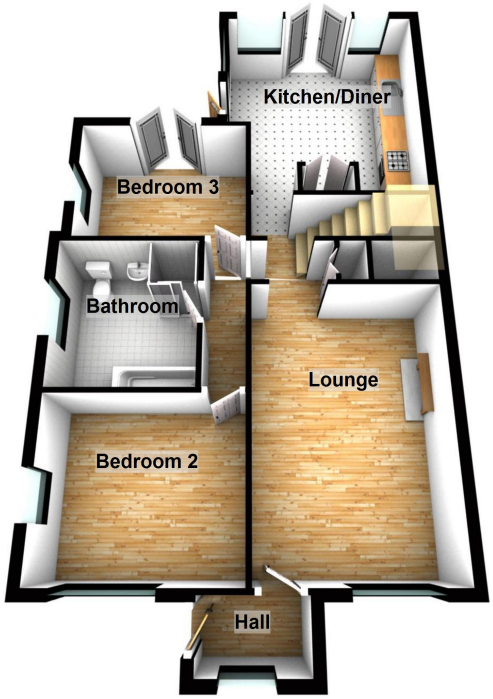
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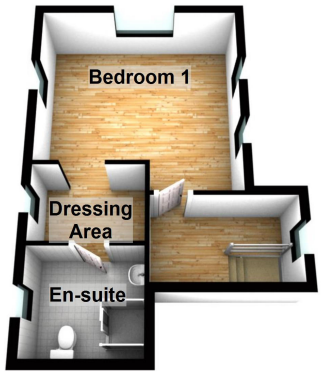
Ground Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



Total area: approx. 102.4 sq. metres (1102.7 sq. feet)



Energy Performance Certificate

SAP

3, Watts Yard, Manuden, BISHOP'S STORTFORD, CM23 1DN

Dwelling type:	Semi-detached house	**Reference number:**	0688-2803-6162-9206-0561
Date of assessment:	07 June 2016	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	07 June 2016	**Total floor area:**	103 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	**£ 5,502**
Over 3 years you could save	**£ 2,004**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 198 over 3 years	You could save £ 2,004 over 3 years
Heating	£ 4,206 over 3 years	£ 2,622 over 3 years	
Hot Water	£ 987 over 3 years	£ 678 over 3 years	
Totals	£ 5,502	£ 3,498	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 4.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 939	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 312	✓
3 Draught proofing	£80 - £120	£ 108	✓

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Local Authority: East Herts District Council
Postal Code: CM23 1DN
Council Tax Band: 'C'

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.,), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.,) will be included in the sale.

VIEWINGS: Telephone our offices, which are open 7 days a week, Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 4.30pm and Sunday's 10.00am to 1.00pm.

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Kitchen/Diner



Living Room

Kitchen/Diner



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Master Bedroom



Bedroom 2

Bathroom



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