

PESTELL & CO

ESTATE AGENTS

OFFERS IN EXCESS OF - £325,000
3 PINCEY BROOK COTTAGES, TAKELEY,
BISHOPS STORTFORD, HERTS.



3 Pincey Brook Cottages: a completely refurbished 3 Bedroom, semi detached house in the popular village of Takeley. Finished to a high standard throughout, this extended property consists living room, family room, kitchen/diner, utility room, downstairs cloakroom, 3 bedrooms and fitted bathroom. With rear garden and large side patio space, plus shingle driveway to the front with ample parking for 5 vehicles.

29b North Street, Bishop's Stortford, Herts, CM23 2LD

www.pestell.co.uk T: 01279 656400

Feature front door into:

ENTRANCE HALLWAY:

Wood effect laminate, wall mounted radiator, under stairs cupboard, carpeted stairs to first floor and ceiling light point. Door into:

FAMILY ROOM -

13'1 x 9'3 (3.90m x 2.82m)

Wood effect laminate flooring, double glazed window to front with wall mounted radiator under, coving to ceiling, smoke alarm and ceiling light point. Door into:

KITCHEN/DINER -

16'3 x 12'9 (4.95m x 3.89m)

Wood effect laminate flooring, a range of eye and base level units with complimentary work surface, sink and drainer. Built in double oven with 5 ring gas hob and matching extraction over, space for fridge/freezer and built-in dishwasher. 3 double glazed windows to 2 aspects to garden, under stairs cupboard, 2 vertical wall mounted radiators and cupboard with boiler. Feature open fireplace, under lighting to cupboards and inset down lighters throughout.

Inner Hallway -

14'6 x 6'7 (4.42m x 2.01m)

Wood effect laminate flooring, double glazed door to patio with side windows, wall mounted radiator, ceiling light point. Doors into:

DOWNSTAIRS CLOAKROOM:

Wood effect laminate flooring, low flush w.c., wash hand basin, heated towel rail, extraction fan, and ceiling light point.

UTILITY ROOM:

Wood effect laminate flooring, work surface with space and plumbing for washing machine & tumble dryer, loft hatch with some storage above and ceiling light point.

LOUNGE -

13'1 x 11'1' (4.11m x 3.66m)

Carpeted throughout, double glazed, double opening doors with side windows to rear garden, further window to the side, wall mounted radiator, feature non-working fireplace, vaulted ceiling and ceiling light point.

Carpeted stairs leading to the first floor accommodation, double glazed window to side.

LANDING AREA:

Carpeted, loft hatch, coving to ceiling, smoke alarm and inset down lighters. Doors to:

MASTER BEDROOM - 10'2 x 9'6 (3.18m x 2.85m)

Carpeted, double glazed window to front with wall mounted radiator under, built in double wardrobes and ceiling light point.

BEDROOM 2 - 8'2 x 11'4 (3.45m x 2.97m)

Carpeted throughout, double glazed window overlooking rear garden, feature non-working fireplace, wall mounted radiator and ceiling light point. Door into:

BEDROOM 3 - 8'3 x 7'11 (3.18m x 2.85m)

Carpeted, double glazed window overlooking rear garden with wall mounted radiator under, built in double wardrobes and ceiling light point.

BATHROOM:

Laminate flooring, panel bath with shower overhead with curved glass screen, low flush w.c., wash hand basin with cupboard under, heated towel rail and half tiled walls. Double glazed opaque window to side, wall mounted radiator and ceiling light point.

OUTSIDE:

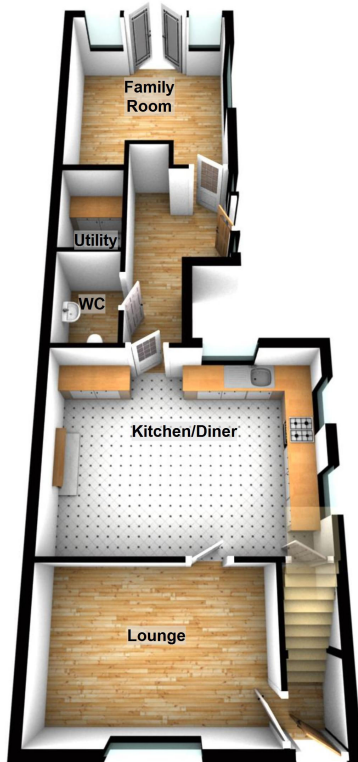
To the rear is a well maintained garden. Step out onto a patio area then onto a laid to lawn remainder flanked by shrubs and borders incorporating a garden shed in the corner. To the side is a good sized patio seating area and gated access to the front.

To the front a private driveway for 5 vehicles.

Local Authority:	Uttlesford District Council
Postal Code:	CM22 6QN
Council Tax Band:	'D'

Ground Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



Total area: approx. 91.0 sq. metres (979.2 sq. feet)

First Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



Energy Performance Certificate



3, Pincey Brook Cottages, The Street, BISHOP'S STORTFORD, CM22 6QN

Dwelling type: Semi-detached house
Date of assessment: 12 June 2015
Date of certificate: 12 June 2015
Reference number: 8675-6226-5250-4712-0992
Type of assessment: RdSAP, existing dwelling
Total floor area: 88 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

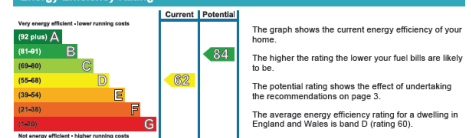
Estimated energy costs of dwelling for 3 years:	£ 2,925
Over 3 years you could save	£ 972

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 165 over 3 years	
Heating	£ 2,271 over 3 years	£ 1,572 over 3 years	
Hot Water	£ 318 over 3 years	£ 213 over 3 years	
Totals	£ 2,925	£ 1,953	You could save £ 972 over 3 years

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



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	£ 633	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 87	✓
3 Low energy lighting for all fixed outlets	£35	£ 144	✓

See page 3 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/havingenergy 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.

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.

PESTELL & CO

ESTATE AGENTS

www.pestell.co.uk

T: 01279 656400



Family Room

Kitchen



Living Room

£325,000 - 3 Pincey Brook Cottages, Takeley, Bishops Stortford, Herts.

PESTELL & CO

ESTATE AGENTS

www.pestell.co.uk

T: 01279 656400



Bedroom 1



Bedroom 2



£325,000 - 3 Pincey Brook Cottages, Takeley, Bishops Stortford, Herts.