



13 BLACKHORSE LANE, SOUTH MIMMS, POTTERS BAR EN6 3PR

Asking Price £350,000 | Freehold

ANDREW WARD EST 1988  
ESTATE AGENTS



## Property Overview

**\*\*CHAIN FREE\*\*** This three bedroom halls adjoining mid-terraced property is situated in the popular village location of South Mimms. The accommodation includes a lounge/dining room, kitchen, a ground floor bathroom and to the first floor there is a spacious main bedroom and two further bedrooms.

Externally there is a 72ft rear garden.

The property does require updating throughout and would therefore be perfect for a purchaser wishing to personalise their next home, or alternatively for investment buyers.



## Property Features

- LOUNGE/DINING ROOM: 13'1 x 12'7
- KITCHEN: 11'6 x 9'10
- 72FT REAR GARDEN
- CHAIN FREE
- BEDROOM 1: 15'4 x 11'6
- BEDROOM 2: 11'2 x 7'11
- BEDROOM 3: 7'7 x 6'11
- VILLAGE LOCATION

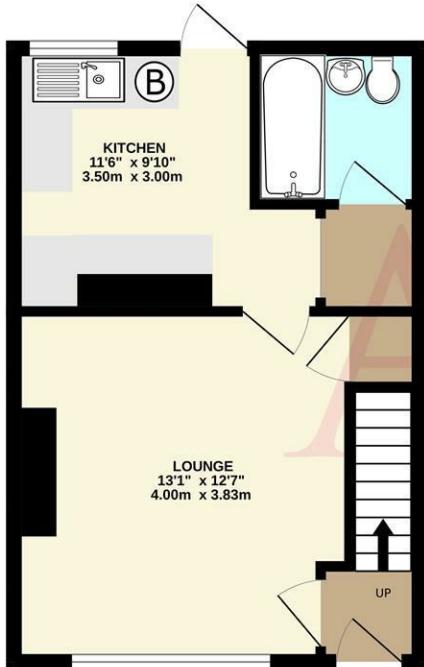
## Agents Notes

The property enjoys countryside views to the front.

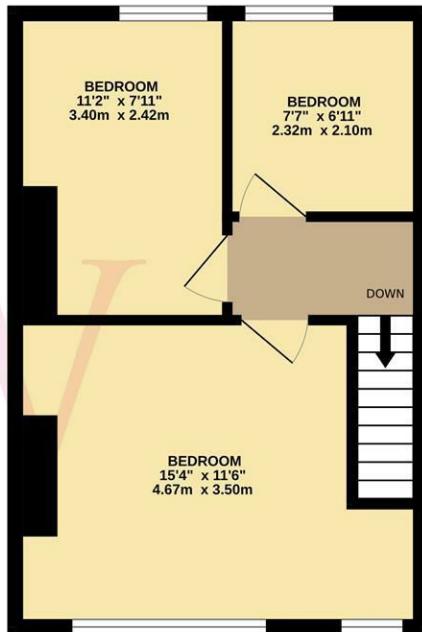
EPC RATING: C

COUNCIL TAX BAND: C

GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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