



High Street, Hempstead, CB10 2PD



## High Street

Hempstead,  
CB10 2PD

- Detached home
- Scope for modernisation
- No upward chain
- Three bedrooms
- Off street parking
- 0.15 of an acre plot

A detached three bedroom home situated in a prominent position on the High Street. The property offers bright, well-proportioned accommodation with scope for modernisation, and is available with no upward chain.

3 1 1

**Guide Price £365,000**





## LOCATION

The well-regarded village of Hempstead, which has a thriving village community and a Church, is 8 miles from the market town of Saffron Walden, which offers an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 10 miles and the M11 access point at Stumps Cross (junction 9 - south only) is about 13 miles. The charming village of Finchingfield, with its local shops, post office and pubs, is approximately 5 miles away.

## GROUND FLOOR

### ENTRANCE HALL

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

### KITCHEN

Fitted with base and eye level units incorporating a small breakfast bar, sink, space and plumbing for washing machine and space for freestanding fridge freezer. Windows to the front and side aspects and door leading to:

### REAR HALLWAY

External door with adjoining window to the rear aspect. Door to pantry cupboard with window to the rear aspect. Door to:

### BATHROOM

Comprising wash basin, low level WC, panelled bath and obscure glazed window to the rear aspect.

### SITTING ROOM

Windows to the front and rear aspects, wood burning stove and opening to:

### RECEPTION ROOM

Windows to the front and rear aspects.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM

Window to the front and rear aspect.

### BEDROOM

Built-in airing cupboard and window to the front aspect. Door to walk-in cupboard with window to the front aspect.

### BEDROOM

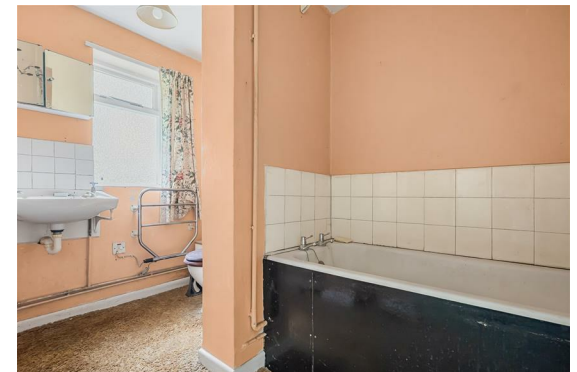
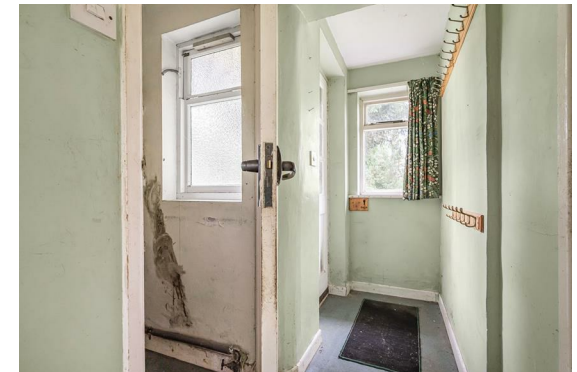
Window to the rear aspect.

### OUTSIDE

The property has a driveway for off-street parking and a front garden laid to lawn with hedge borders. Adjoining the rear of the property is a small terrace area, with the garden being predominantly laid to lawn with a shed, mature trees and pleasant countryside views to the rear.

### VIEWINGS

By appointment through the Agents.



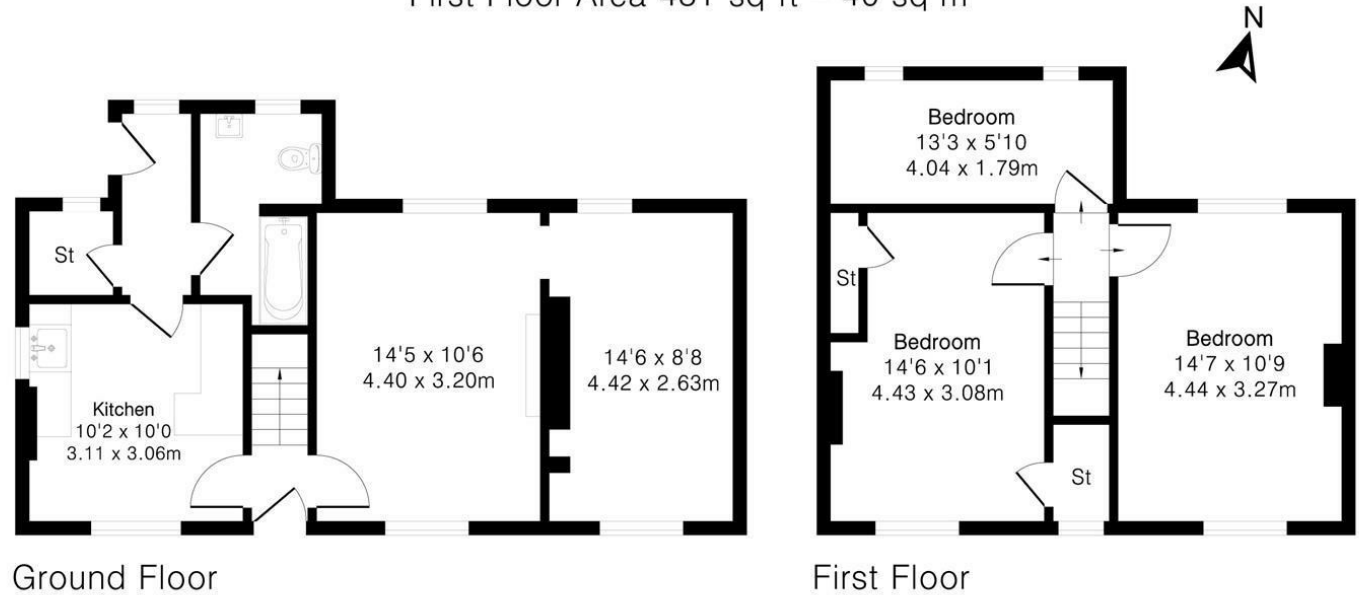




## Approximate Gross Internal Area 955 sq ft - 89 sq m

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 431 sq ft – 40 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	30
EU Directive 2002/91/EC			

Guide Price £365,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.