



Fairbank, Stortford Road  
CB11 4PE



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# Fairbank

Stortford Road | Clavering | CB11 4PE

## Guide Price £374,950

- Detached, two bedroom bungalow
- In need of updating
- Development opportunity (STPP)
- Desirable village location
- Good size rear garden
- Offered with no upward chain
- EPC: TBC
- Council Tax Band: D

### The Property

\*\*\*\*Development Opportunity\*\*\*\* A detached, two-bedroom bungalow set within good size gardens in the popular Essex village of Clavering. The property needs updating and could be extended or a second floor added (STPP). Offered with no upward chain.

### The Setting

Clavering is one of the region's most popular villages with an outstanding primary school, a supermarket and post office, the renowned Cricketers public house and a village hall with an award-winning playing field. It is approximately 8 miles from the market towns of Saffron Walden and Bishops Stortford, both of which have excellent educational, shopping, and recreational facilities. Good links to M11, Audley End Station and Stansted Airport.

### The Accommodation

The bungalow is accessed by double doors which lead into a hallway which has doors leading to the lounge and the kitchen/ diner. The lounge has a bay window overlooking the front garden, and a fireplace. The kitchen / diner has doors leading to the two bedrooms, bathroom, storage cupboard and conservatory. The very basic kitchen has a stainless sink with a cupboard below. Bedroom one has a window to front aspect, while the second bedroom has views over the rear garden. The bathroom has a bath, WC, and wash hand basin. The conservatory has doors leading to the rear garden and store.





### Outside

The total plot is 0.15 of an acre and is predominately grass with mature trees and bushes. The garden backs onto the village allotments. There are brick-built outbuildings.

### Services

All mains services are connected.

### Local Authority

Uttlesford District Council

### Council Tax

D

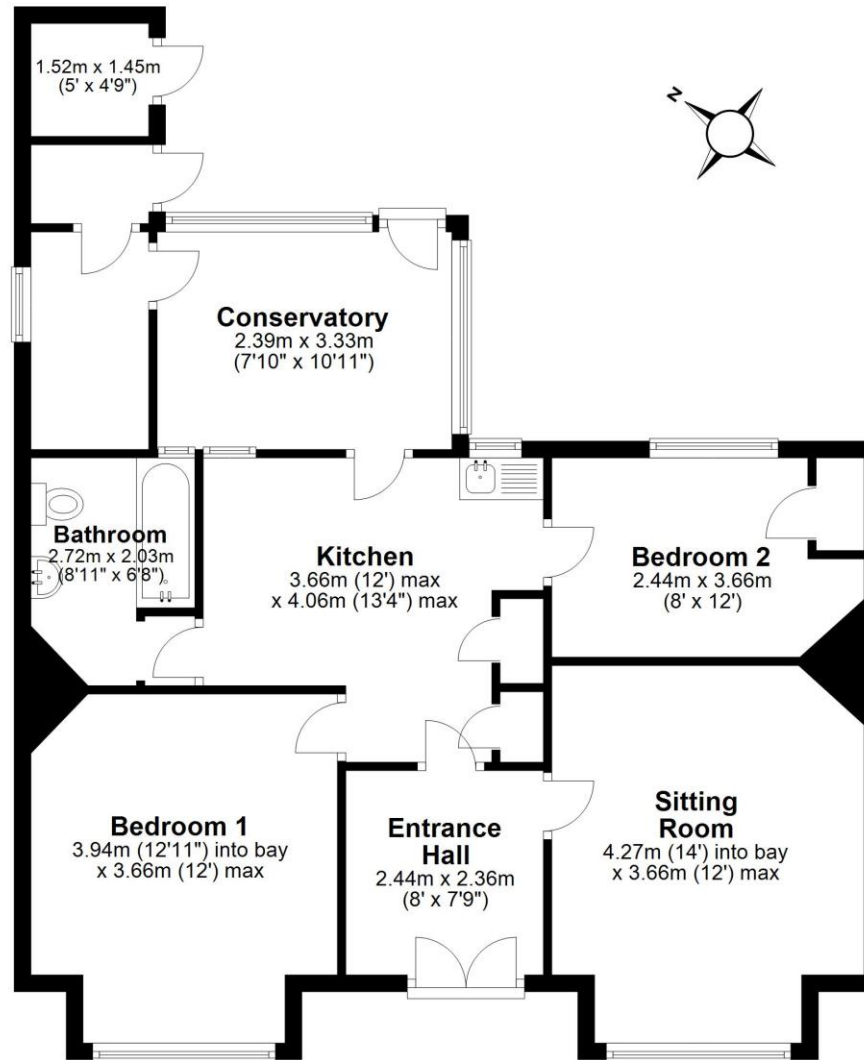






## Floor Plan

Main area: approx. 79.5 sq. metres (855.2 sq. feet)  
Plus outbuildings, approx. 2.0 sq. metres (21.0 sq. feet)



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Floor plan for guidance only  
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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