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**LEDNOR**  
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*Established 1986*

*Independent Estate Agents and Valuers*



**20 Hipkins, Thorley Park, Bishop's Stortford, Hertfordshire, CM23  
4DY  
£169,995**

An extremely well maintained and much improved one bedroom ground floor maisonette which has its own private garden, gas central heating and double glazing.

The impressive accommodation comprises: Entrance hall, 'L' shaped living room, fitted kitchen, modern bathroom with a white suite and a good sized double bedroom with built-in wardrobes.

The property has the added advantage of a private rear garden which measures approximately 30' x 30'. There is also an allocated parking space to the front of the property.

Thorley Park Neighbourhood Centre is only a short walk away and offers an excellent range of facilities including a Sainsburys supermarket, newsagent/post office, pet shop, hairdressers, fish and chip shop, Chinese restaurant, doctors and dentists surgeries. The town centre and mainline railway station are about one and a half miles away. EPC Band D.

**Covered Porch**

Double glazed front door to

**Entrance Hall**

Laminated flooring. Coving to ceiling. Doors to bedroom, bathroom and living room.

**Lounge/Dining Room**

12' 9" x 14'11" max (3.66m 2.74m x 4.55m max)

Laminated flooring. Warm air vents. Coving to ceiling. TV and telephone points. Double glazed window. Double built-in storage cupboard. Johnson & Starley warm air central heating boiler. Door to kitchen.



### Fitted Kitchen

13' x 5'8" (3.96m x 1.73m)

Stainless steel single drainer sink unit with cupboards below. Adjacent work surfaces with cupboards and drawers below. Space for cooker. Space and plumbing for washing machine. Ceramic tiled splashbacks to work surfaces. Full-height shelved larder cupboard. Glass fronted display cupboard and shelving. Two double eye level wall cupboards with lighting below. Ceramic tiled floor. Warm air vent. Double glazed window and door to the rear garden.



### Bedroom

10'10" x 10'6" (3.30m x 3.20m)

Laminated flooring. Warm air vent. Double glazed window overlooking the private rear garden. Built-in airing cupboard housing pre-lagged hot water cylinder. Adjacent double built-in wardrobe cupboard.



### **Modern Bathroom**

6'3" x 5'5" (1.91m x 1.65m)

Fitted with a white suite.

Wall mounted wash basin. WC with concealed cistern. Panel bath with folding shower screen and Triton electric shower unit. Electric heated towel rail. Shaver point. Fully tiled walls and floor. Extractor fan.



### **Rear Garden**

This property has the added advantage of its own private rear garden which measures approximately 30' x 30'.

Enclosed by hedges and fencing. Paved patio area. Lawn area with stepping stone pathway. Various shrubs and trees. Outside tap. Wide gated side pedestrian access with wooden garden shed.



### **Allocated Parking Space**

To the front of the property is an allocated parking space.

### **Lease Details**

We believe that the lease commenced in 1982 and has 66 years remaining.

The Ground Rent is £100 per annum.

There is no Service Charge with this property.

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## **FINANCIAL SERVICES**

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

## **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

