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Independent Estate Agents and Valuers



11 Whitebarns, Furneux Pelham, Buntingford, Hertfordshire, SG9 0JH

£184,995

A spacious and well maintained two bedroom first floor flat which is set in the delightful rural location and has its own private garden with views over farmland to the rear.

The property benefits from an economic electric central heating system via radiators and full double glazing. The accommodation comprises: Communal entrance hall, private entrance hall, large living room, luxury fitted kitchen with built in oven and hob, small utility cupboard which also has room for a computer desk. Two good sized bedrooms and a modern bathroom with white suite.

Outside there is a well maintained communal garden to the front with driveway to garage which is rented from East Herts District Council. To the rear is a well tended garden with lawn and patio which has beautiful views over farmland.

This most sought after Hertfordshire village has a thriving community with primary school, church, village hall and public house. The nearby towns of Buntingford and Bishop's Stortford offer an excellent range of shopping and recreational facilities. There is a mainline railway station in Bishop's Stortford which is about eight miles away and runs a forty five minute service into London Liverpool Street via the Stansted Express. EPC Band C

COMMUNAL ENTRANCE

Door to the rear providing access to garden. Stairs to the first floor landing where there is a loft storage area. Front door

PRIVATE ENTRANCE HALL

Radiator. Laminated floor, built in cloaks cupboard. Built-in-airing cupboard housing pre-lagged hot water cylinder and electric central heating boiler.

LIVING ROOM

17'9" x 11'2" (5.41m x 3.40m)

A spacious and well decorated room which is well lit by a double glazed window to the front aspect. Radiator, TV and telephone points. N.B. This room is wired for surround system.



FITTED KITCHEN

9'2" x 8'6" (2.79m x 2.59m)

Well fitted with an extensive range of white fronted units which incorporate: Stoves stainless steel built-in oven with ceramic hob, extractor hood above. Space for dishwasher and fridge. Stainless steel single drainer sink unit with mixer tap and drinking water tap. Cupboard and drawers below. Fully tiled walls. Laminated flooring. Double glazed window to front.



UTILITY CUPBOARD

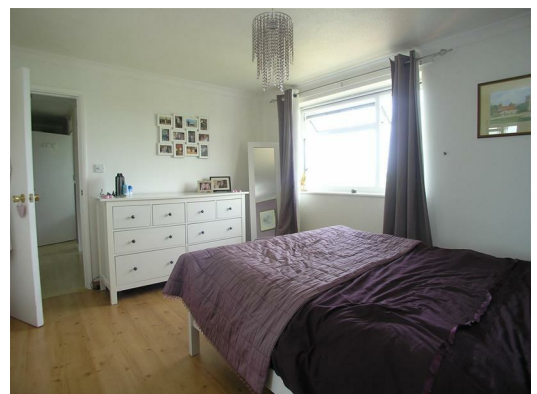
8'6" x 3'4" (2.59m x 1.02m)

Light and power connected. Plumbing and space for washing machine and tumble dryer. Room for small computer desk. Telephone point.

BEDROOM ONE

23'6" x 10'7" (7.16m x 3.23m)

Double glazed window with superb views over farmland to the rear. Radiator, laminated flooring, TV point. Double built-in wardrobe cupboard with full-height sliding mirror doors. N.B. The measurements exclude the wardrobe recess.



VIEW FROM WINDOW



BEDROOM TWO

9' x 7'2" (2.74m x 2.18m)

Double glazed window with superb views over farmland to the rear. Radiator, laminated flooring.

MODERN BATHROOM

7'1" x 6'7" (2.16m x 2.01m)

Refitted with a white suite, ceramic tiled floor and walls. Panel bath with curved glazed shower screen, mixer tap, Aquatronic shower unit and fully tiled splash surround. Low level WC, corner pedestal wash basin with mixer tap. Chrome electric heated towel rail. Inset ceiling lights. Stainless steel wall mounted cabinet. Double glazed window.



OUTSIDE

The rear communal door leads to the covered bin storage area and on to the private rear garden.

REAR GARDEN

A good sized and well tended rear garden which has a superb view over fields to the former Rayments of Pelham brewer. Wooden arch with various climbing plants. Lawn area with well stocked flower borders. Circular paved patio with inset lighting. Wooden garden shed. Hedges to side and rear.





PARKING ARRANGEMENTS

Below the flat is a garage which has light and power connected, water tap and up and over door. This is currently rented from E.H.D.C. at a cost of £11 per week. It may be possible to take over the rental. To the front of the garage is a driveway with parking for one car and there is room to park on the road to the front of the property.

LEASE DETAILS

There is a 125 year lease which has 111 years remaining. The ground rent is £10 pa and the service charge is £60 pcm.

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.

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