

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



13, East Road, Bishop's Stortford, Herts, CM23 5JG

Guide price £250,000

A Victorian two bedroom end of terrace house which has gas central heating and part double glazing.

The accommodation which does require modernisation and redecoration comprises: Entrance porch, large dual aspect lounge/dining room, kitchen, downstairs WC/utility, two good sized bedrooms and a first floor bathroom.

The rear garden which is overgrown is approximately 60' in length. There is also a small enclosed front garden.

The property is located within walking distance of the mainline railway station and the town centre as well as being close to Hockerill Anglo-European College and Herts & Essex High School.

A permit controlled parking scheme operates in this area. The annual cost for the first car is £36 and for the second it is £72. Permits can be obtained from East Herts District Council.
EPC pending.

Front Door to

Covered Porch

Window to the side aspect.

Lounge/Dining Room

23'3" x 11'5" (7.09m x 3.48m)

Sash window to the front aspect. Double glazed window to the rear. TV point. Two fireplaces. Two radiators. Arched niche. Understairs storage cupboard. Stairs to the first floor.



Kitchen

11'4" x 6'8" (3.45m x 2.03m)

Stainless steel single drainer unit with mixer tap and cupboard below. Opposite work surfaces with cupboards and drawers below. One double and one single eye level wall cupboard. Spaces for cooker and upright fridge/freezer. Electric cooker point. Wall mounted gas fired central heating boiler. Space and plumbing for dishwasher. Radiator. Window to the side aspect. Door to the rear garden. Door to



Cloakroom/Utility

7' x 2'9" (2.13m x 0.84m)

Low level WC. Space and plumbing for washing machine. Window to the side aspect.

First Floor Landing

Overstairs storage cupboard. Hatch to loft space.

Bedroom One

11'5" x 11'5" (3.48m x 3.48m)

Sash window to the front aspect. Radiator. Polished wooden floor. Fireplace with cast iron grate.



Bedroom Two

11'5" x 6'11" (3.48m x 2.11m)

Radiator. Double glazed window to the rear aspect. Polished wooden floor.

Bathroom

10'7" x 6'8" (3.23m x 2.03m)

Panel bath with mixer tap and hand shower attachment. Electric shower unit. Low level WC. Pedestal wash basin. Radiator. Double glazed window to the rear aspect. Wall mounted electric heater. Built-in airing cupboard housing lagged hot water cylinder. Radiator.



Rear Garden

Approximately 60' in length.

Lawn area. Pathway. Various shrubs. Side pedestrian access.



Front Garden

A small enclosed area of garden.

Parking Arrangements

A permit controlled parking scheme operates in this area. The annual cost for the first car is £36 and for the second it is £72. Permits can be obtained from East Herts District Council.
