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Independent Estate Agents and Valuers



30 Rye Street, Bishop's Stortford, Hertfordshire, CM23 2HB

£279,995

Attractive 1930's two bedroom semi detached retaining many original features within walking distance of the town centre and train station. The property benefits from gas central heating and double glazing.

The accommodation comprises:- Entrance hall, sitting room, separate dining room, modern fitted kitchen with integrated appliances, two bedrooms and luxury refitted bathroom with separate shower cubicle. Outside the private rear garden is approximately 80' in length with mature trees to the rear boundary. The front provides off road parking for two cars.

Bishop's Stortford is off junction 8 of the M11 and the mainline railway station offers a forty minute service into London Liverpool Street via the Stansted Express. Stansted International Airport is approximately twenty minutes away. EPC Band E

Entrance Hall

Upvc door leads to entrance hall, stairs to first floor.

Sitting Room

12'01" x 12' (3.68m x 3.66m)

Exposed timber flooring, box bay window to front, attractive wrought iron fireplace with ornate tiling to back panel, tiled hearth and wooden surround. Exposed beams, radiator.



Dining Room

11'10" x 8'5" (3.61m x 2.57m)

Exposed timber flooring, open fireplace with tiled hearth and back panel, wooden surround. Exposed beams, large understairs storage cupboard, window to rear, radiator, arch to kitchen.



Refitted Kitchen

10'7" x 7'3" (3.23m x 2.21m)

Modern kitchen incorporating cupboard and drawer base units with worktop above. Inset ceramic Neff hob with extractor hood above, stainless steel single drainer sink unit with mixer tap, tiled splashbacks. Integrated Neff double oven, fridge, freezer. Space and plumbing for washing machine. Range of wall units, one of which incorporates wall mounted Ideal Classic gas fired boiler. Inset ceiling lights, windows on two aspects, door to rear garden.



First Floor Landing

Split stairs to bedrooms. Radiator.

Bedroom One

12' x 12' max (3.66m x 3.66m max)

Wrought iron fireplace, window to front, built in wardrobe cupboard, radiator.



Bedroom Two

10'5" max x 9' (3.18m max x 2.74m)

Wrought iron fireplace, built in wardrobe cupboard, window to rear, radiator.



Luxury Bath/Shower Room

10'8" x 7'4" (3.25m x 2.24m)

Free standing roll top bath with traditional style mixer tap and shower attachment. Separate fully tiled shower cubicle with deluge and hand held shower heads. Pedestal wash basin, close couple wc. Frosted window to rear, wooden panelling to dado height, radiator.



Rear Garden

approx 80' (approx 24.38m)

Attractive private rear garden with paved patio immediately to the rear of the property with outside tap. The remainder is laid to lawn with shrub borders and mature trees to rear boundary. Gated side access.



Front

Shingle drive provides off road parking for up to two cars. Paved path leads to entrance.

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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