

3 Bridge Street
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Established 1986

Independent Estate Agents and Valuers



86 Nursery Road, Bishop's Stortford, Herts, CM23 3HN

£269,995

GREAT CENTRAL LOCATION.

Well maintained extended Victorian semi detached within easy walking distance of the town centre and train station. The property benefits from gas central heating and double glazing. The accommodation comprises: Sitting room with open fireplace, separate dining room, kitchen, lean to/downstairs cloakroom. Upstairs there are two bedrooms and modern refitted bathroom.

Outside the mature rear garden is approximately 140' in length with patio and lawn areas and gated side access. N.B. A residents permit parking scheme operates in this road. The annual cost of a permit is £36 per annum for the first car and £72 for the second.

Bishop's Stortford is off junction 8 of the M11 and the mainline railway station runs a forty minute service into London Liverpool Street via the Stansted Express. Stansted International Airport is approximately a twenty minute drive from the property. EPC Band F.

Entrance Porch

Window to side, door to sitting room.

Sitting Room

12'1" x 11'1" (3.68m x 3.38m)

Open fireplace with wooden mantle and Yorkstone hearth. Wall light, picture rail, window to front, radiator.



Dining Room

10' x 9'1" (3.05m x 2.77m)

Understairs storage cupboards one of which houses pre-lagged hot water tank for central heating. Space for fridge/freezer, stairs to first floor, door to lean to and kitchen, laminate flooring.



Kitchen

9'8" x 6'2" (2.95m x 1.88m)

Modern fitted cupboard and drawer base units with worktop above. Inset stainless steel single drainer sink unit with mixer tap. Space for cooker and washing machine. Eye level wall units, wall mounted gas fired boiler. Window to side, door to rear garden. Laminate flooring, radiator.



Lean To/ Downstairs Cloakroom

13'3" x 5'9" (4.04m x 1.75m)

Wall mounted storage heater, window to rear. Cloakroom comprising: Low level wc, wall mounted hand wash basin, window to side.

First Floor Landing

Hatch to part boarded loft space with retractable ladder and light laid on. Radiator, large built in storage cupboard.

Bedroom One

12'2" x 11' (3.71m x 3.35m)

Window to front, radiator.



Bedroom Two

10'2" x 6'3" (3.10m x 1.91m)

Window to rear, radiator.



Bathroom

White suite comprising: Panel bath with mixer tap and shower attachment. Close couple wc, pedestal hand wash basin, window to rear, part tiled walls, radiator.



Rear Garden

approx 140' (approx 42.67m)

Lovely large garden with paved patio immediately to the rear of the property with outside tap, gated side access and trees to the rear boundary. The remainder is laid to lawn with plenty of flower and shrub beds.





Front

Steps down to the paved front garden.

Parking

A residents permit parking scheme operates in this road. The annual cost of these permits is £36 for the first car and £72 for the second. You can also buy visitors short term parking permits from E.H.D.C.
