

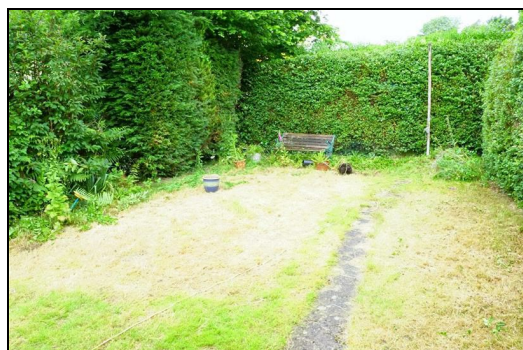
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Established 1986

Independent Estate Agents and Valuers



The Villa, High Street, Bishops Stortford, Herts, CM22 6DD

Guide price £295,000

OPEN HOUSE: SATURDAY 9th JULY

Believed to date from 1902, this semi-detached property offers a wonderful opportunity to refurbish and extend (stpp) an early Edwardian house to your own requirements. The property already benefits from double glazing and gas radiator heating, but internal fixtures and cosmetic upgrading is required throughout. Wiring and plumbing will almost certainly need upgrading.

Existing accommodation comprises a spacious sitting room, separate dining room, galley shape kitchen, boot room, garden room (or bedroom), ground floor shower room, two double bedrooms to the first floor with spacious bathroom. Outside there are front and rear gardens, off street parking and a garage/store.

NB: An additional private garden area of approximately 70' x 70' (reached via a pathway from the main garden) is also available to purchase, but not included in the guide price shown.

Entrance Lobby

To side of property, stairs to first floor, door to dining room.

Sitting Room

14' x 14' (4.27m x 4.27m)

A fine dual aspect room with double glazed windows, gas (coal effect) fire set into an ornate surround, radiators, understairs cupboard.



Dining Room

14' x 10' (4.27m x 3.05m)

A dual aspect room with double glazed windows, radiator, Parkray solid fuel fire.

Kitchen

9' x 7'06" (2.74m x 2.29m)

In need of upgrading, currently consisting of wall and base cupboards, rolled edge work surfaces, electric cooker point, plumbing for washing machine, sink unit, tiled splash backs, double glazed windows.

Inner Lobby

Access to boot room and shower room.

Shower Room

Needs upgrading, currently consisting of low flush w.c., hand wash basin, shower cubical.

Boot Room

11'3" x 5'07" (3.43m x 1.70m)

Access to garden, wall mounted boiler, Dimplex radiator, door to:

Garden Room/Bedroom 3

12'8" x 10' (3.86m x 3.05m)

Dual aspect room, double glazed window and patio doors, electric storage radiator.

Small First Floor Landing

Loft hatch and access to bedrooms.

Double Bedroom

14' x 10' (4.27m x 3.05m)

Double glazed windows to front, built in wardrobe/cupboard.

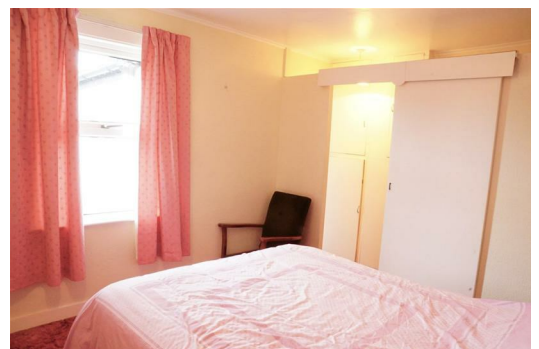
Inner Landing

Access to bedroom two and bathroom, radiator and storage cupboards.

Double Bedroom

10' x 10' (3.05m x 3.05m)

Double glazed window to rear.



Bathroom

9' x 7' (2.74m x 2.13m)

Needs replacing, currently consisting of panelled bath, low flush w.c., hand wash basin, radiator, opaque double glazed window.



Front Garden

Hedgerow boundary, area of lawn, double gated vehicular/pedestrian access to driveway providing off street parking.

Single Garage

In place but requiring replacement or upgrading.

Rear Garden

Approximately 35' x 25' with hedgerow borders, lawn and paved terrace.



Separate Garden Area

Accessed via a 'private footpath' from the main garden. PLEASE NOTE: This area of approximately 70' x 70' is on a separate 'title deed' and is not included in the guide price, but available to purchase if desired.
