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Established 1986

Independent Estate Agents and Valuers



29 Trinity Street, Bishop's Stortford, Herts, CM23 3TJ

£247,500

A well presented, older style terraced cottage which is located close to the town centre and a short walk of the mainline railway station.

The accommodation comprises; entrance porch, sitting room with attractive fireplace, dining room, modern fitted kitchen with built-in double oven, gas hob and chimney style extractor hood. On the first floor there are two good sized bedrooms and a modern bathroom.

The property has gas central heating and replacement double glazing throughout. There is a well maintained 30' (9.14M) rear garden with an elevated view over the town.

A permit controlled parking scheme operates in this area. Permits are available from E.H.D.C. at a cost of £35 per annum.

Bishop's Stortford has an excellent range of shopping, educational and recreational facilities including a swimming pool and golf club. The mainline railway station serves Liverpool Street and the M11 motorway at junction 8 can be found on the eastern outskirts of the town. EPC Band D.

ENTRANCE PORCH

Stained glass front door. Quarry tiled floor. Cloaks hanging area. Glazed door to

SITTING ROOM

12'0" x 11'0" (3.66 x 3.35)

Featuring an attractive cast iron fireplace. Coving to ceiling. Two wall light points. Double radiator. Polished wooden floor. TV point. Double glazed window. Glazed door to dining room.



DINING ROOM

12'0" x 9'6" (3.66 x 2.90)

Double radiator. Polished wooden floor. Double glazed window. Stairs to the first floor. Glazed door to kitchen.



FITTED KITCHEN

8'0" x 7'0" (2.44 x 2.13)

A good range of modern units and wooden worktops which incorporate: Neff double oven, gas hob with stainless steel chimney style extractor hood above.

Single drainer sink unit with mixer tap and cupboards below. Opposite work surfaces with cupboards and drawers below. Three eye level wall cupboards. Ceramic tiled splashbacks to work surfaces. Four inset ceiling lights. Ceramic tiled floor. Double glazed window and door to rear garden. Utility recess with space for upright fridge/freezer, wall mounted gas fired central heating boiler, space and plumbing for washing machine.



FIRST FLOOR LANDING

Built-in airing cupboard housing pre-lagged hot water cylinder. Hatch to loft space.

BEDROOM ONE

12'0" x 10'10" (3.66 x 3.30)

Coving to ceiling. Double glazed window. Radiator.



BEDROOM TWO

9'6" x 7'3" max (2.90 x 2.21 max)

Double radiator. Double glazed window.



BATHROOM

8' x 7'1" (2.44m x 2.16m)

Panel bath with mixer tap and shower attachment, tiled splash surround, shower rail and curtain. Pedestal wash basin with mixer tap and pop up waste. Low level WC. Half tiled walls. Double glazed window. Double radiator.



REAR GARDEN

The rear garden is approximately 30' (9.14m) in length and enjoys an elevated view across the Stort River valley and the town centre.

Lawn area. Decked patio area, flower and shrub borders. Fencing on all three aspects. Timber summer house. Outside water tap.



FINANCIAL SERVICES

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

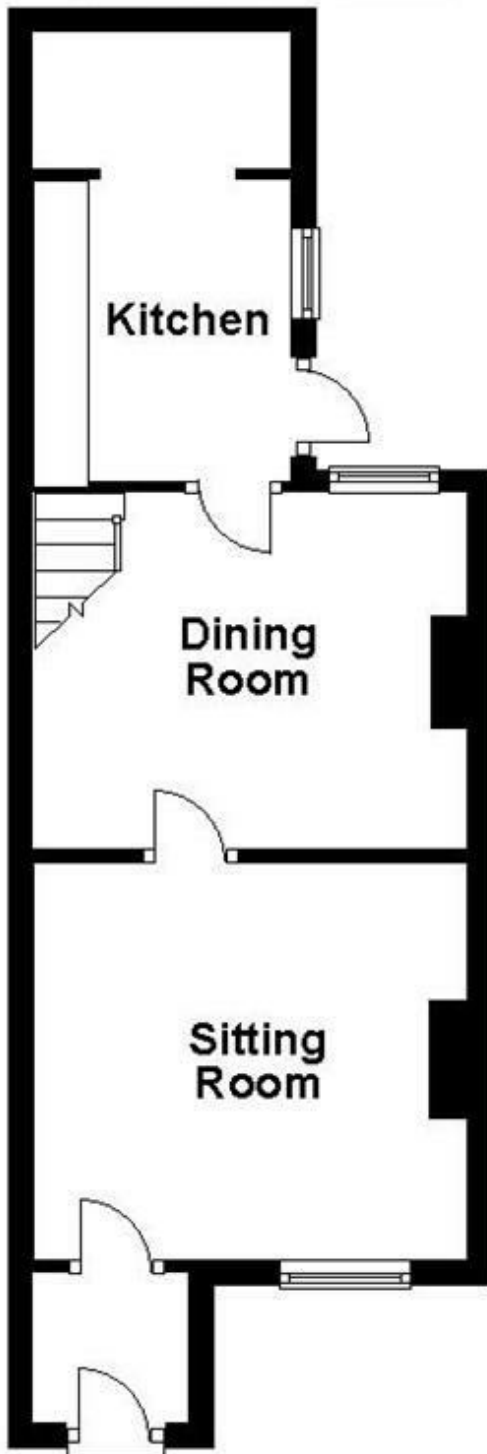
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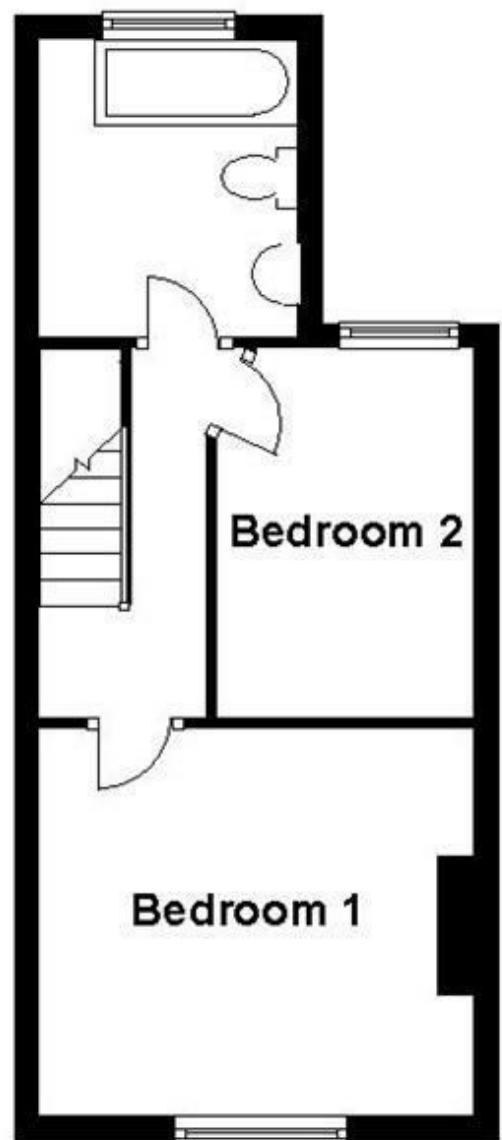
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does 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.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 650 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE
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