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*Established 1986*

*Independent Estate Agents and Valuers*



### **3 Grove Place, Bishop's Stortford, Hertfordshire, CM23 3TE**

**£199,995**

A charming Victorian mid-terraced cottage which has part gas central heating and full replacement upvc double glazing. The property is located in Grove Place which is a row of Victorian properties which are located just off of Newtown Road. N.B. Access is via a pathway which runs between 40 & 42 Newtown Road.

The accommodation has been well maintained and comprises: Sitting room, kitchen/breakfast room, downstairs shower/wet room and two good sized first floor bedrooms.

To the rear of the property is a small courtyard with workshop/outbuilding and outside WC. The front garden is about 40' in length and has two sheds which could house a motorbike, if required.

The property is located in a quiet tucked away location which is only a few minutes walk from the town centre with its extensive range of shopping and dining establishments. The mainline railway station is also within easy walking distance. EPC Band D.

## Double glazed front door to

### Sitting Room

11'5" x 10'5" (3.48m x 3.18m)

Double glazed window. Radiator. TV point. Fireplace which is presently sealed. Adjacent storage cupboard housing electric meter. Door to



### Fitted Kitchen

9'5" x 9'1" (2.87m x 2.77m)

Stainless steel single drainer sink unit with cupboard below. Adjacent work surfaces with cupboards and drawers below. Four single eye level wall cupboards. Space for cooker. Space for upright fridge/freezer. Space and plumbing for washing machine. Wall mounted gas fired boiler. Double glazed window. Telephone point. Ceramic tiled splashbacks to work surfaces. Stairs to the first floor. Kickspace heater. Double glazed door to the rear courtyard. Door to shower/wet room.



### Shower/Wet Room

6' x 3'4" (1.83m x 1.02m)

Fitted with a white suite and fully tiled walls. Wall mounted wash basin. Low level WC. Mira electric shower unit. Shower rail and curtain. Radiator.



### First Floor Landing

Doors to bedrooms.

**Bedroom One**

11'4" x 10'6" (3.45m x 3.20m)

Double glazed 'tilt and turn' window. Wooden floor. Attractive Victorian fireplace. Adjacent wardrobe cupboard.



**Bedroom Two**

9'7" x 8'10" (2.92m x 2.69m)

Double glazed window. Wooden floor. Coving to ceiling.



**Rear Courtyard**

Outside light. Pedestrian right of way. Access to workshop and outside WC.

**Workshop/Outbuilding**

8'1" x 6'6" (2.46m x 1.98m)

Enamel sink with cold water tap.



**Outside WC**

### **Front Garden**

Approximately 40' in length. Enclosed by 3' picket fencing. Large raised flower bed. Paved area. Outside light. Two adjoining wooden garden sheds.



### **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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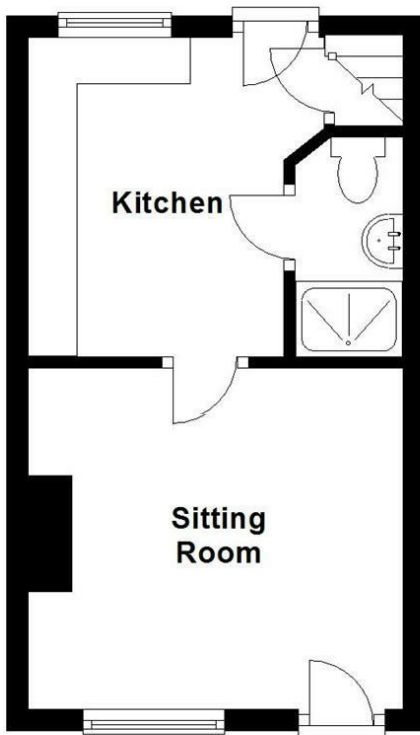
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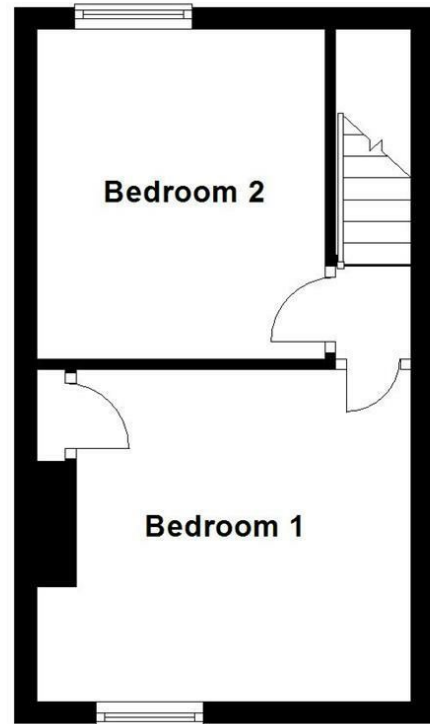
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## Ground Floor



## First Floor



APPROX GROSS INTERNAL FLOOR AREA 475 SQFT  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE