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Established 1986

Independent Estate Agents and Valuers



36 Nursery Road, Bishop's Stortford, Hertfordshire, CM23 3HL

Guide price £240,000

Attractive well maintained Victorian terraced cottage which benefits from double glazing, gas central heating and off road parking. Tucked away in a quiet cul de sac, the cottage is in easy walking distance of the town centre and mainline railway station.

The accommodation comprises: Sitting room with red brick fireplace, kitchen/dining room, lobby and downstairs bathroom. Upstairs there are two double bedrooms. Small courtyard garden with side access.

Bishop's Stortford is off junction 8 of the M11 motorway and the mainline railway station runs a 45 minute service into London Liverpool Street via the Stansted Express. Stansted International Airport is within easy driving distance of the property. EPC Band D

Sitting Room

13'5" x 11'1" (4.09m x 3.38m)

Attractive open fireplace with exposed red brick surround and timber bressumer above. Window to front, radiator and telephone point. Glazed door to kitchen/dining room.



Kitchen/Dining Room

10'10" x 8'9" (3.30m x 2.67m)

Cupboard and drawer base units with worktop above. Inset single drainer sink unit with mixer tap and tiled splash surround. Space for washing machine, cooker and fridge/freezer. Shelved alcove, tiled flooring, window to rear, radiator and single built in storage cupboard. Glazed door to lobby.



Lobby

Tiled flooring, large store cupboard housing wall mounted gas fired boiler, door to courtyard.

Bathroom

Panel bath with mixer tap and shower attachment. Pedestal wash basin, close couple wc. Wood panelling to dado height, tiled flooring, frosted window to side, inset ceiling lights and radiator.



First Floor Landing

Hatch to part boarded loft with light.

Bedroom One

13'5" x 11'2" (4.09m x 3.40m)

Window to front, radiator.



Bedroom Two

10'11" max x 8'9" (3.33m max x 2.67m)

Window to rear, radiator.



Courtyard

12'7" x 5'10" (3.84m x 1.78m)

Small open courtyard with attractive trellis and climbing shrubs. Shared rear access.



Front

Picturesque front garden with mature flowers and climbing shrubs.

Off Road Parking

Off road parking is provided to the front of the garden.

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.

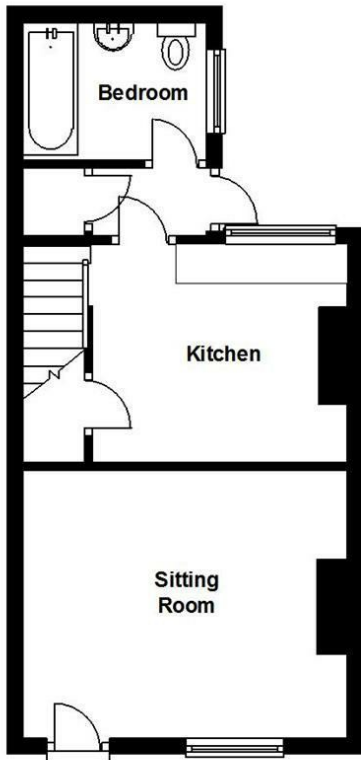
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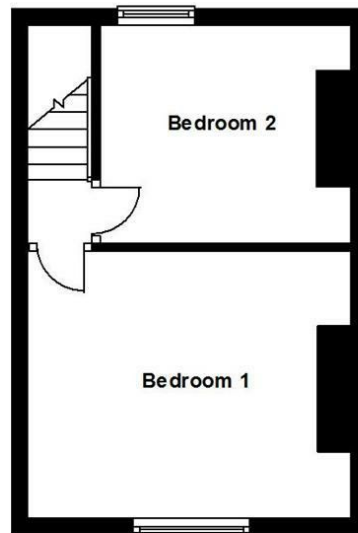
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Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 725 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE