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Established 1986

Independent Estate Agents and Valuers



7, Wheat Croft, Bishop's Stortford, Hertfordshire, CM23 4DT

£269,995

A well maintained two bedroom terraced house which has gas central heating and replacement double glazing throughout.

The accommodation comprises: Entrance porch, entrance hall, modern fitted kitchen with integrated appliances, spacious lounge/dining room, two good sized bedrooms and a bathroom with a white suite.

There is a private enclosed rear garden with patio, lawn area and a handy storage shed. There is also a small open aspect front garden and an allocated parking space.

The property is located within a short walk of a well regarded primary school and the Thorley Park Neighbourhood Shopping Centre. The town centre and mainline railway station are just over a mile away. EPC Band D.

Front door to

Entrance Porch

Laminated flooring. Inset ceiling light. Cupboard housing wall mounted gas fired central heating boiler. Door to

Entrance Hall

Stairs to the first floor. Small understairs storage cupboard. Radiator. Telephone point. Coving to ceiling.

Extended Kitchen

10'8" x 5'4" (3.25m x 1.63m)

Fitted with an extensive range of modern cherry fronted units and granite effect work surfaces which incorporate: Stainless steel built-in oven, ceramic hob, stainless steel chimney style extractor hood, washing machine, dishwasher and fridge.

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with cupboard and drawers below. One corner and six single eye level wall cupboards with lighting below. Double glazed window. Amtico tiled floor. Radiator. Ceramic tiled splashbacks to work surfaces.



Lounge/Dining Room

15'3" x 12'3" (4.65m x 3.73m)

Coving to ceiling. TV point. Radiator. Dado rail. Double glazed sliding patio doors to the rear garden.



First Floor Landing

Hatch to loft space. Coving to ceiling.

Bedroom One

12'4" x 8'8" (3.76m x 2.64m)

Radiator. Coving to ceiling. Double glazed window. Triple fitted wardrobe cupboard with full-height sliding mirrored doors.



Bedroom Two

7'6" x 12'3" max (2.29m x 3.73m max)

N.B. The maximum measurement shown is into the wardrobe recess.

Radiator. Double glazed window. Coving to ceiling. Dado rail. Bulkhead storage/airing cupboard with radiator. Adjacent built-in wardrobe cupboard.



Bathroom

6'7" x 6'2" (2.01m x 1.88m)

Fitted with a white suite.

Panel bath with fully tiled splash surround, folding shower screen and Triton electric shower unit. Low level WC. Pedestal wash basin. Radiator. Extractor fan.



Rear Garden

Full-width paved patio area. Dwarf brick wall. Lawn area with stepping stone pathway. Wooden garden shed. Gated rear pedestrian access.



Front Garden

A small open aspect area of garden with lawn area.

Allocated Parking Space

There is an allocated parking space located close to the front of the property.

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

RELOCATION AGENT NETWORK

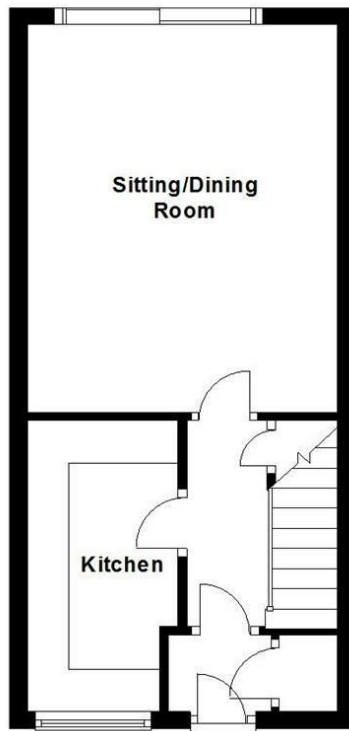
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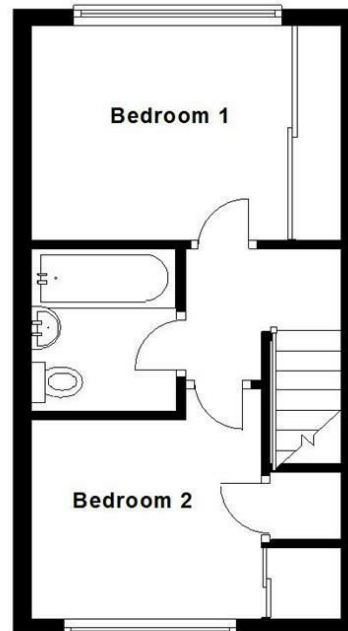
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes 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 625 SQFT
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**