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Established 1986

Independent Estate Agents and Valuers



95, Ellenborough Close, Bishop's Stortford, Hertfordshire, CM23 4HU

Guide price £290,000

Located in a cul de sac off Friedburgh Avenue, Thorley Park, this is a well presented terraced house with a south westerly rear aspect and allocated parking, 2 double bedrooms, hallway, lounge/diner with patio doors, pleasant kitchen, first floor bathroom and a low maintenance 35ft rear garden.

Windows are double glazed and there is gas central heating. EPC pending.

Thorley Park has a dedicated community hub including nursery and primary education, doctors surgery, eating establishments, a Sainsbury's supermarket, community hall, public houses and areas of parkland with a children's playground.

Bishops Stortford town has an excellent range of well regarded schools for all age groups, a mainline rail station linking to London and Cambridge, as does the M11 motorway junction 8. In addition the town provides a wide range of shopping and recreational facilities.

Entrance Lobby

Fully enclosed storm porch and meters/store cupboard, internal door to:

Hallway

Stairs to first floor landing, radiator, wood flooring, doors to kitchen and Lounge/Diner:

Lounge/Diner

16'9" x 11'8" (5.11m x 3.56m)

Wood flooring, radiator, storage cupboard, double glazed patio doors opening onto decked patio:



Kitchen

9'8" x 6'9" (2.95m x 2.06m)

Range of wall and base units, rolled edge work-surfaces, tiled splash backs, inset mixer tap sink unit, double glazed window to front, spaces for freestanding oven, washing machine, slimline dishwasher and fridge/freezer, tiled flooring:



Landing

Access to fully boarded loft via loft ladder:

Front Double Bedroom

11'8" x 9'10" (3.56m x 3.00m)

Radiator, airing cupboard, range of fitted mirrored fronted wardrobes, wood flooring.



Rear Double Bedroom

11'8" x 9'10" (3.56m x 3.00m)

Double glazed window to rear, wood flooring:



Bathroom

Panelled bath with shower over + splash screen, low flush w.c., hand wash basin with vanity unit, heated towel rail, part tiled walls.



Front of property

Hardstanding and adjacent shared driveway leading to allocated parking:

Rear Garden

approximately 35' (approximately 10.67m)
South westerly aspect, with decked terrace area and remainder of the garden being artificial grass.



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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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.
