

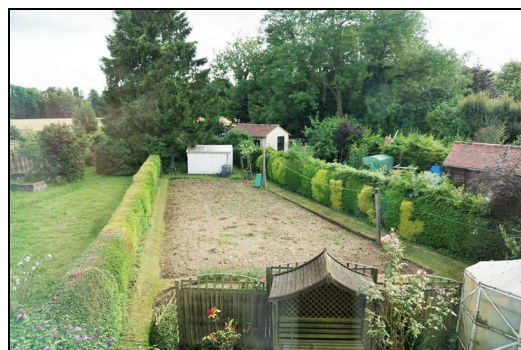
3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

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Established 1986

Independent Estate Agents and Valuers



10, The Grove, Bishop's Stortford, Herts, CM22 7TT

Guide price £269,950

A spacious 1940's built semi detached house with fantastic gardens. Although the house requires external and internal modernisation, there are good opportunities to extend (stpp). Due to the unusual timber structure, it is anticipated that a mortgage purchase is not viable, so we are inviting enquiries from cash purchasers only. There is oil fired central heating and double glazing.

The accommodation comprises: Entrance porch, entrance hall, ground floor shower room, dining room/bedroom three, sitting room, kitchen, lobby leading to a utility room and a former coal store. On the first floor are two large double bedrooms with views over the rear garden and farmland beyond. The south facing rear garden is approximately 135' in length. The front garden measures approximately 50' x 60' and there is an off-road parking space for one car. EPC Band F.

Great Hallingbury is a pretty Essex village with a public house, parish church and village hall. It is located within a short drive of Bishops Stortford, Hatfield Heath and Sawbridgeworth. There is a mainline railway station at Bishop's Stortford with an excellent commuter service into London's Liverpool St. station. Junction eight of the M11 motorway is also within easy driving distance.

Covered Porch

Quarry tiled step. Door to

Entrance Hall

Stairs to the first floor. Radiator. Built-in shelved cupboard housing fuse box. Understairs storage cupboard.

Sitting Room

14' x 11' (4.27m x 3.35m)

Radiator. Double glazed window. TV point. Small built-in storage cupboard.

Open fireplace with brick surround and twin adjacent storage cupboards.



Kitchen

10'11" x 10'9" (3.33m x 3.28m)

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboard below. Adjacent and opposite work surfaces with cupboards and drawers below. Eye level wall cupboards. Built-in airing cupboard housing lagged hot water cylinder. Wall mounted ventilation. Boulter oil fired central heating boiler. Space for cooker. Double glazed window. Large walk-in larder cupboard. Door to



Dining Room/Bedroom Three

10'9" x 10'7" (3.28m x 3.23m)

Double glazed window. Radiator.



Shower Room

7'2" x 5'9" (2.18m x 1.75m)

Fitted with a modern white suite.

Large walk-in shower cubicle. Low level WC. Pedestal wash basin with mixer tap. Radiator. Shaver point. Double glazed window.



Rear Lobby

Doors to rear garden, utility room and coal store.

Utility Room

12'10" x 5'3" (3.91m x 1.60m)

Enamel Belfast sink. Space and plumbing for washing machine. Quarry tiled floor. Space for upright fridge/freezer. Double glazed window.

Coal Store/Shed

8'3" x 4'3" (2.51m x 1.30m)

Light connected. Window.

First Floor Landing

Hatch to loft space. Large walk-in cupboard. Doors to bedrooms one and two.

Bedroom One

15'4" into bay x 11'7" max (4.67m into bay x 3.53m max)

Bay with double glazed window to the rear aspect. Radiator. Fireplace with tiled surround. Fitted cupboards. Wall mounted ventilation unit.



Bedroom Two

15'2" into bay x 10'10" max (4.62m into bay x 3.30m max)

Bay with double glazed window to the rear aspect. Radiator. Fireplace with tiled surround. Fitted cupboards and dressing table unit. Wall mounted ventilation unit.



Rear Garden

A large south facing rear garden which is approximately 135' in length and backs onto farmland.

Enormous kitchen garden area with two grass pathways going down each side. Hedge borders to both sides. Various flower beds and borders. Various storage sheds in varied state of repair. Outside light. Rockery. Gated side pedestrian access to the front garden.



Front Garden

Measuring approximately 50' x 60' and enclosed by hedges on all three aspects. Several lawn areas with well stocked flower beds and borders.



Off-Road Parking

There is a driveway with dropped kerb from Church Road which leads to a small parking space. We believe that it will be possible to enlarge this parking area.

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

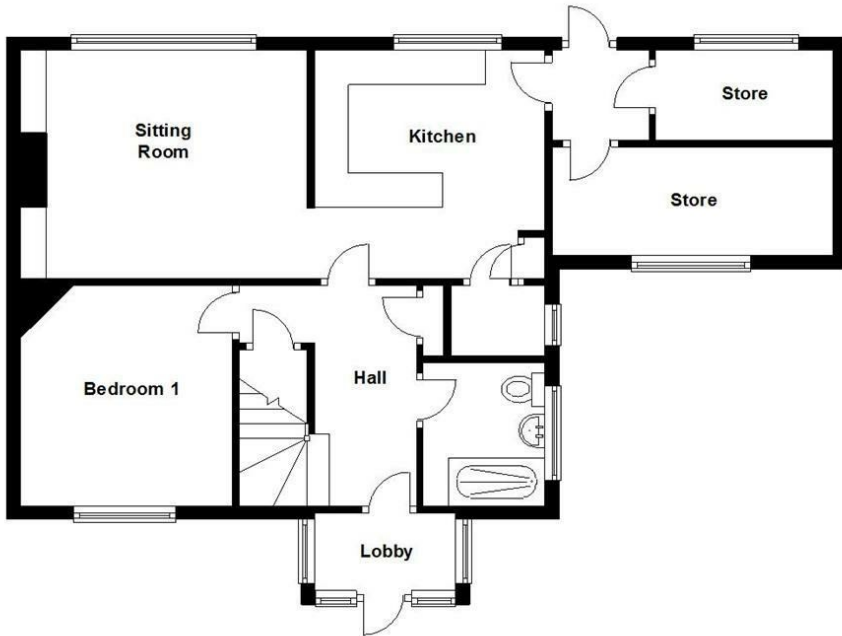
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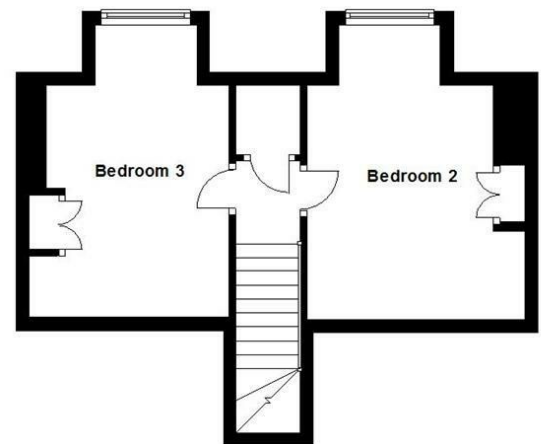
Disclaimer

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.

Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA 1050 SQFT
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE