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Established 1986

Independent Estate Agents and Valuers



102 Nursery Road, Bishop's Stortford, Hertfordshire, CM23 3HN

£305,000

NO UPWARD CHAIN. Attractive well maintained Victorian town centre cottage with 65' rear garden. The property benefits from gas central heating and comprises: Entrance hall, lounge/dining room, kitchen with integrated appliances. Additional room that was originally the downstairs bathroom which could be converted in a cloakroom or used to extend the kitchen. Three bedrooms and upstairs bathroom.

Private mature 65' rear garden with attractive walled patio leading on to a decked area which then steps down to a lawn area with shrub borders, brick built outhouse, Light and power laid on. Trees beyond the rear boundary.

The property is within easy walking distance of the town centre and mainline railway station which provides a 40 minute service into London Liverpool Street Station via the Stansted Express. The M11 at junction 8 is also a short drive from the property. There is a residents permit parking scheme in place. EPC Band D.

Entrance Porch

Attractive stained glass front door, tiled flooring, window to side and door to living room.

Lounge/Dining Room

21'5" x 12'1" (6.53m x 3.68m)

Open fireplace with ornate tiled surround, tiled hearth and wooden mantle. Four wall light points, three radiators, understairs storage cupboard, window to front, stairs to first floor.



Kitchen

13'7" x 6'5" (4.14m x 1.96m)

Refitted kitchen comprising: Cupboard and drawer base units with worktop above. Inset one and a half bowl single drainer sink unit with mixer tap. Integrated fridge/freezer, electric double oven with gas hob and extractor fan above. Space for washing machine. Tall larder cupboard, range of wall units, two skylights. Tiled flooring, fully tiled walls. Door to lobby.



Lobby

Tiled flooring, door to rear garden.

Utility/Store Room

9' x 4'10" (2.74m x 1.47m)

This was originally the downstairs bathroom so still has the plumbing available for a downstairs cloakroom/shower room if required. Otherwise it could be knocked through (subject to any necessary structural work required) to extend the kitchen. The room currently has a tiled floor, radiator and window to side.



First Floor Landing

Hatch to loft space which is fully boarded with retractable ladder, light and power laid on. Tall cupboard housing combi boiler. Radiator, window to side.

Bedroom One

12'1" x 10'11" (3.68m x 3.33m)

Exposed wooden flooring, window to front, radiator, two wall light points.



Bedroom Two

10'2" x 6'10" (3.10m x 2.08m)

Internal window to side, sky light window, radiator.



Bedroom Three

9'10" x 6'3" (3.00m x 1.91m)

Window to rear, radiator, hatch to small loft space.



Bathroom

9'6" x 5'1" (2.90m x 1.55m)

Panel bath with mixer tap, shower screen and separate shower. Pedestal wash basin with traditional style fittings, close couple wc. Radiator, laminate floor, window to rear.



Rear Garden

approx 65' (approx 19.81m)

Private rear garden surrounded by mature trees comprises: Gated enclosed brick patio with large chiminea and outside lights. Steps down to separate decked area with water feature and outside power point. Further steps lead down to lawn area with shrub borders. Brick built outhouse with tiled roof, light and power laid on.





Front

Shingle front and path to front door.

FINANCIAL SERVICES

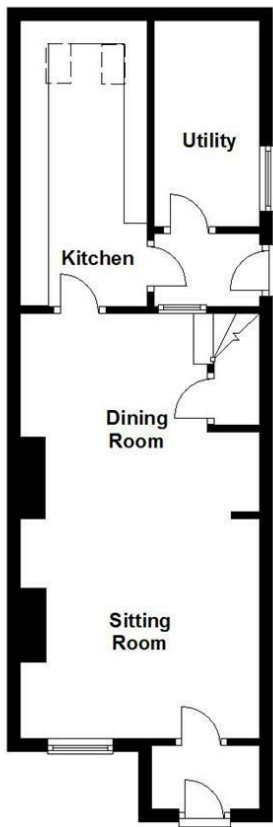
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Disclaimer

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 825 SQFT
This floor plan is intended as a **GUIDE TO LAYOUT** and is **NOT TO SCALE**