

3 Bridge Street
Bishop's Stortford
Herts CM23 2JU

LEDNOR
& COMPANY

(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk

Established 1986

Independent Estate Agents and Valuers



14, Dukes Ride, Bishop's Stortford, Hertfordshire, CM23 4BY

Guide price £375,000

OPEN HOUSE ON SATURDAY 6TH OF FEBRUARY IF NOT SOLD PRIOR TO THE EVENT.
VIEWING IS STRICTLY BY APPOINTMENT.

A well maintained and much improved three bedroom semi detached house which has gas central heating and double glazing throughout.

The accommodation features: Entrance hall with re-fitted cloakroom, superb modern fitted kitchen with built-in appliances, large lounge/dining room which looks out over the rear garden, master bedroom with re-fitted en-suite shower room, two further bedrooms and a modern re-fitted bathroom.

The private and well tended rear garden is just under 35' in length. There is a good sized front garden with a block-paved driveway with parking for two cars leading to an attached single garage.

The property is located in a popular area which is a short walk from Hillmead Primary School and the Bishop's Park Neighbourhood Centre with it's Tesco's supermarket. The town centre and mainline railway station are about one and a half miles away. EPC Pending.

Covered Porch

Outside light. Front door to

Entrance Hall

Stairs to the first floor. Radiator. Understairs cupboard. Coving to ceiling. Doors to living room, kitchen and

Cloakroom

6' x 3'4" (1.83m x 1.02m)

Refitted with a modern white suite and complementary tiling. Vanity unit wash basin with mixer tap and cupboard below. WC with concealed cistern. Ceramic tiled floor. Chrome heated towel rail. Half tiled walls. Coving to ceiling. Double glazed window.



Living Room

16'11" x 15'8" (5.16m x 4.78m)

A very spacious lounge and dining room. Double glazed window and French doors to the rear garden. Coving to ceiling. TV and telephone points. Two wall light points. Two radiators.



Fitted Kitchen

11'4" x 8'7" (3.45m x 2.62m)

Well fitted with an extensive range of cherry oak fronted units with 'soft close' doors which incorporate: Stainless steel double oven, induction hob, cooker extractor hood and an integrated dishwasher.

Blanco Silgranite single drainer, one and a half bowl sink unit with swan neck mixer tap and cupboard below. Adjacent work surfaces with cupboards and drawers below. One corner and six single eye level wall cupboards. Full-height larder cupboard with pull-out drawers. Recess for microwave. Space and plumbing for washing machine. Coving to ceiling. Double glazed window. Porcelain tiled floor. Ceramic tiled splashbacks to work surfaces. Two built-in wine racks.



First Floor Landing

Double glazed window. Hatch to part boarded loft which has a light connected. Built-in airing cupboard housing pre-lagged hot water cylinder.

Bedroom One

12'8" x 8'2" (3.86m x 2.49m)

Radiator. Double glazed window. TV point. Door to



En-Suite Shower Room

8'1" x 5'4" max (2.46m x 1.63m max)

Fitted with a modern white suite and complementary tiling. Vanity unit wash basin with mixer tap and cupboard below. WC with concealed cistern. Tiled shower cubicle. Extractor fan. Chrome heated towel rail. Ceramic tiled floor. Fully tiled walls.



Bedroom Two

11'9" into wardrobe recess x 8'2" (3.58m into wardrobe recess x 2.49m)

Radiator. Double glazed window. Triple built-in wardrobe cupboard.



Bedroom Three

10'8" x 7'1" (3.25m x 2.16m)

Radiator. Double glazed window. Coving to ceiling.

Luxury Bathroom

7' x 6'1" (2.13m x 1.85m)

Re-fitted with a modern white suite and complementary tiling. Vanity unit wash basin with mixer tap and cupboard below. WC with concealed cistern. Panel bath with fully tiled splash surround, wall mounted mixer tap and a hand held shower attachment. Extractor fan. Chrome heated towel rail. Ceramic tiled floor. Double glazed window.



Rear Garden

Just under 35' in length.

Enclosed by 6' fencing on three aspects. Paved patio area and pathway. Lawn area. Flower borders. Outside light. Door to the garage..



Front Garden

A good sized open aspect front garden.

Lawn area with flower border. Ornate slate area. Block-paved driveway with parking for at least two cars leads to

Garage

17'4" x 8'4" (5.28m x 2.54m)

Up and over door. Light and power connected. Eaves storage area. Wall mounted gas fired boiler for central heating and hot water. Door to the rear garden.

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

WHY YOU SHOULD CHOOSE A RELOCATION AGENT NETWORK MEMBER * Independently selected as the best local agents. * Now affiliated to over 600 offices across the UK. * Local reputation, experience and commitment. * Independent owner managed business. * More out of town buyers through links with Cartus who are the premier provider of global relocation services. * Access to the largest property website of its kind in the UK - www.relocation-agent-network.co.uk. * Not owned by a financial institution. * Regularly 'mystery shopped' to ensure high standards. * Committed to meeting your needs this year, next year and for many more to come.

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.

